

Hawkesbury Shire Council

BUSINESS PAPER

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 12th May, 1987, commencing at 7.30 p.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, W.J. Sledge, F.S. Stevens and R.P. Stubbs.

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

Apologies for absence were received from Councillors S.E.Durrington and C.J.Stanley.

- 822 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stevens that the apologies be accepted.

CONFIRMATION OF MINUTES

- 823 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the Minutes of the Ordinary Meeting of Council held on 14th April, 1987, having been circulated amongst the members of Council be confirmed.
- 824 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Minutes of the Special Meeting of Council held on 30th April, 1987 having been circulated amongst the members of Council be confirmed.

GENERAL PURPOSE COMMITTEE MEETING - 28TH APRIL, 1987

SECTION 1 - WORKS

CORRESPONDENCE ITEM 7 - 1987 RICHMOND CIRCUS PARADE COMMITTEE - FETE/CIRCUS PARADE - RICHMOND, SATURDAY, 30TH MAY, 1987. C40/10 625/202

The Shire Engineer advised that Council had been advised that this function had been cancelled.

- 825 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that this item be deleted.

SECTION 2 - DEVELOPMENT

D.A.ITEM 2 - PROPOSED RENOVATION AND ADDITION TO EXISTING SHOP 127 GEORGE STREET, WINDSOR - APPLICATION FOR ASSISTANCE FROM HERITAGE ADVISORY FUND. 1485W

ITEM 4 - REPORTS - PLANNING - SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT - PROPOSED RENOVATION AND ADDITION TO EXISTING SHOP - 127 GEORGE STREET, WINDSOR - APPLICATION FOR ASSISTANCE FROM HERITAGE RESTORATION FUND. 1485W

- 826 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that Council offer to M.R. & D.Francis, property owners of 127 George Street, Windsor, a loan in the amount of \$25,000 at an interest rate and repayment date to be determined by the Shire Clerk

in accordance with the Heritage Restoration Fund guidelines, subject to such funds being expended on restoration and infill development of the property as previously approved by Council and as designed by Alex O'Grady, Architect of Aloha Designs.

SECTION 3 - FINANCE

ITEM 1 - SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT - OPERATION OF EAST KURRAJONG WASTE DEPOT. G90

- 827 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sheridan that tenders for the operation of the East Kurrajong Waste Depot be invited on the following basis :

Weekend and public holidays only operation, with the tender to exclude operation on Good Friday and Christmas Day.

- 828 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that the Report of the General Purpose Committee Meeting held on 28th April, 1987, as recorded on Pages 1 to 16 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section I - Works

Correspondence Item 7 - 1987 Richmond Circus Parade Committee - Fete/Circus Parade - Richmond, Saturday, 30th May, 1987 C40/10, 625/202

Section 2 - Development

D.A.Item 2 - Proposed Renovation and Addition to Existing Shop 127 George Street, Windsor - Application for Assistance from Heritage Advisory Fund. 1485W

Section 3 - Finance

Item 1 - Shire Health & Building Surveyor's Report - Operation of East Kurrajong Waste Depot. G90

which have already been considered by Council - Minutes Nos. 825, 826 and 827.

TOURIST PROMOTION COMMITTEE MEETING - 21ST APRIL, 1987.

- 829 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that the Report of the Tourist Promotion Committee Meeting held on 21st April, 1987, as recorded on Page 1 of the Minutes of the Tourist Promotion Committee Meeting, be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORTFINANCE AND ADMINISTRATIONCORRESPONDENCE1. LOCAL GOVERNMENT ASSOCIATION OF NSW - EDUCATION TAPES FOR
LOCAL GOVERNMENT. C48/1

- 830 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council agree to the Association's suggestion.

2. SHANNON BUILDING SERVICES - INFORMATION ON SALE OF LAND. R186

- 831 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that Council advise Shannon Building Services that it is able to purchase a quarterly microfiche copy of Council's real estate report at an initial fee of \$150 and a quarterly fee of \$50 on the understanding that no zoning information is to be supplied.

3. STATE LIBRARY OF NEW SOUTH WALES - LIBRARY SUBSIDY 1987.
L125/1

- 832 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council make application to the State Library of New South Wales for its 1987 Library Subsidy in the amount of \$80,100.

REPORTS1. RESERVE ADJACENT TO "CLEAR OAKS" FRANCIS STREET, RICHMOND.
625-240

- 833 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that:
1. the owners of the "Clear Oaks" homestead, Lot 8 DP251795, be advised of the Minister's decision and be requested to confirm that they are willing to consolidate the public reserve, Lots 9 and 10 DP251795, within the title of their land; and,
 2. the proposal be advertised for 30 days inviting public comment with regard to the proposed disposal of the public reserve land.

2. RENEWAL OF LEASES - McGRATHS HILL SHOPPING CENTRE. C51/6a,
C51/6b, C51/6c

- 834 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that :
1. a) the lease agreement between Council and Mr. K. and Mrs. C.L. Ferguson in respect of Shop 1 McGraths Hill Shopping Centre be renewed for a further three (3) year period commencing from the 20th April, 1987, at an annual rental of \$5,322 per annum with provision for an increase of 10% in each of the subsequent two (2) years;

- b) the lease agreement between Council and Mr. N. and Mrs. A. Karaviotos in respect of Shop 2 McGraths Hill Shopping Centre be renewed for a further three (3) year period commencing from the 20th April, 1987, at an annual rental of \$6,632 per annum with provision for an increase of 10% in each of the subsequent two (2) years;
 - c) that the lease be renewed for Shop 3 McGraths Hill Shopping Centre to Ryloz Holdings Pty Ltd for three years commencing 1st July, 1987 with an annual rent of \$6,632 with provision of an increase of 10% in each subsequent two years; and
2. that all documents be executed under the Common Seal of Council.

3. LEASING OF LAND TO TEBBUTT AND KENNEDY. A6/199

835 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Dunn that :

- 1. Council lease Lots X and Y DP162477 Pitt Street, Windsor to Mr K. Kennedy, following settlement of the purchase from the Estate of P. Mullinger, on the basis of periodic tenancy on a month to month basis at a monthly rent of \$570.00 with the rent being reviewed annually and being subject to CPI adjustments;
 - 2. Council lease Lots 84-99 in plan 411(A) bounded by Pitt Street, Livingstone Street, Stiles Street and Palmer Street, Windsor to Mr J. Tebbutt, following settlement of the purchase from the Estate of P. Mullinger, on the basis of periodic tenancy on a month to month basis at a monthly rent of \$135.00 with the rent being reviewed annually and being subject to CPI adjustment; and
 - 3. Messrs Kennedy and Tebbutt be advised of Council's decision in this matter and, following receipt of their written acceptance, Council's solicitor be requested to prepare the appropriate documentation.
4. that all documents be executed under Seal of Council.

4. COMMUNITY ARTS OFFICER'S REPORT - APRIL, 1987

836 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Community Arts Officer's Report for April, 1987, be received.

5. COMMUNITY & CULTURAL CENTRE - APRIL BOOKINGS. C51/3

837 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the report on the April bookings for the Community and Cultural Centre be received.

6. STAFF MATTERS - RESIGNATIONS. S205, S1/8P

- 838 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that Council accept the resignations of Mr K. Reckless and Mr T.W. Payten and a reference under Seal of Council be provided.

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

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

Lease Agreement ... Shop 1 Glossodia Shopping Centre. Term:
3 year lease (renewal of option).
Tenant: Momoto (Printing Pty Ltd).
Rental: Year 1 \$6,864, Year 2 \$7,550.40,
Year 3 \$8,305.44

Training Agreement ... Under the Australian Traineeship System.
Between Council and Paul Andrew Skinner.

8. COMMUNITY PROJECTS OFFICER'S REPORT - APRIL 1987. C45

- 840 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the Community Project Officer's Report for April, 1987, be received.

9. LIABILITY INSURANCE FOR OCCASIONAL HIRERS OF COUNCIL
FACILITIES. I112

- 841 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that Council approve the introduction of a Liability Insurance Scheme for Occasional Hirers of Council Facilities.

10. SIGN POSTING ON CLASSIFIED ROADS. R190/10

- 842 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the Associations be thanked for the offer of representation on the committee and they be advised that the Shire Engineer, Ray Gilmore, and Shire Planner, Glenn Falson, would be available at mutually convenient times for meetings and the other work required.

11. AUSTRALIANA PIONEER VILLAGE. C51/54

- 843 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report concerning the operations of the Australiana Pioneer Village be received.

12. MANAGEMENT OF COMMUNITY FACILITIES - BLIGH PARK. C45

- 844 RESOLVED on the motion of Councillor Sledge seconded by Councillor

Horrex that the Bligh Park Progress Association be given the care, control and management of the Bligh Park Neighbourhood Centre for a period of twelve months under Section 530A of the Local Government Act.

13. RATE PEGGING. C44/2, R186

- 845 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report on the rate pegging legislation be received.

14. LIBRARY SERVICE ANNUAL REPORT 1986. L125

- 846 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that :

1. The Annual Report be adopted.
2. Provision be made in the Capital Works Programme for expansion of services to outer areas including North Richmond, Pitt Town, Kurrajong, Kurrajong Heights, Bilpin, Colo Heights, Wilberforce, Ebenezer/Sackville and St. Albans.
3. Miss Vicki Munro be appointed Deputy Chief Librarian.

- 847 RESOLVED on the motion of Councillor Sledge seconded by Councillor Stevens that a further report be brought forward on Library hours.

15. REPORTS, MINUTES ETC. OF OTHER COMMITTEES AND ORGANISATIONS

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

16. REPORTS REQUESTED BY COUNCILLORS

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

ENGINEERING

CORRESPONDENCE

1. PROSPECT COUNTY COUNCIL - CONTROL OF REGROWTH UNDER POWER LINES. R190/29

- 850 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that Prospect County Council be advised that approval is given for use of the herbicide Roundup for control of unwanted sucker regrowths under power lines throughout the Hawkesbury Shire Council area.

2. WESGO COMMUNICATIONS PTY LTD (2WS) - "BEAT THE TRAFFIC"
PROMOTION - HELICOPTER LANDING IN RESERVES WITHIN THE SHIRE. 625

- 851 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that approval be granted, in principle, to Wesgo Communications Pty Ltd to land a helicopter in the following reserves, subject to that firm obtaining clearance from RAAF Base, Richmond.

Reserves

Governor Phillip Reserve, Windsor	Bensons Lane, Richmond
McQuade Oval, Windsor	McMahons Park, Kurrajong
Maraylya Park, Maraylya	Bilpin Park, Bilpin
Oakville Oval, Oakville	Woodlands Oval, Wilberforce
Woodbury Estate, Glossodia	Horrie Eley Memorial Reserve
Tamplin Field, Hobartville	

REPORTS

1. BICENTENARY LOCAL GOVERNMENT INITIATIVE. C40-13

- 852 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sledge that the proposed bicentenary feature for the village of Pitt Town be adopted and that community involvement be sought where appropriate.

2. PUBLIC WORKS

- 853 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report on works undertaken during April, 1987 be received.

3. SUBDIVISIONS UNDER DELEGATED AUTHORITY

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

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

- 855 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the information be received.

5. BLIGH PARK ESTATE. P160/46/C

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

6. BRIDGE REPAIRS - UPPER MACDONALD ROAD (BENT BRIDGE). B24,
665-2102

- 857 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that the report on bridge repairs be received.

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS. B25

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

2. D. HELEY - PORTION 262 POST OFFICE ROAD, EBENEZER. DA662/86

- 859 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Sledge that the report be received.

3. OPERATION OF EAST KURRAJONG WASTE DEPOT. G90

See Minute No. 827.

PLANNING

REPORTS

1. REZONING OF LOT 8 SECTION Q, MACQUARIE STREET, SOUTH WINDSOR TO PERMIT SINGLE STOREY VILLA DEVELOPMENT. L16/86

- 860 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council support a rezoning of Lot 8 Section Q, Macquarie Street, South Windsor, to permit single storey villa development.

As the proposal is of a minor nature, an environmental study is not considered necessary.

2. A MULTIFUNCTIONOPOLIS SCHEME FOR THE 21ST CENTURY - DEVELOPMENT PLAN FOR AN INTERNATIONAL FUTURISTIC AND HI-TECH RESORT THROUGH AUSTRALIA-JAPAN CO-OPERATION. P160

- 861 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that Council write to the Department of Industrial Relations and Employment indicating its awareness of the proposal by the Japanese Government and indicate that the Scheyville area may be suitable for this purpose, and inviting the Department to investigate the possibilities of this site specifically and the Western Sydney area generally. Further, that Council seek support of W.S.R.O.C. in this matter.

3. WINFORD MOTORS - GEORGE & NEW STREETS, WINDSOR - REZONING FOR COMMERCIAL PURPOSES. DA 326/84

- 862 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that New England Construction Pty. Ltd. be advised that Council is supportive of their proposal subject to suitable designs being provided and will liaise with the Metropolitan Water Sewerage and Drainage Board with a view to seeking their concurrence.

4. PROPOSED RENOVATION AND ADDITION TO EXISTING SHOP - 127 GEORGE STREET, WINDSOR - APPLICATION FOR ASSISTANCE FROM HERITAGE RESTORATION FUND. 1485W

See Minute No. 826

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 863 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Letters 1 to 28, 30 & 31 in this section be received and appropriate replies forwarded where necessary.
1. SHIRES ASSOCIATION OF NSW - COST CUTS OF FREIGHT HAULAGE. P182
 2. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - INVESTIGATION OF OUTSTANDING CLAIMS. C44/2
 3. THE HON J. CROSIO, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR WATER RESOURCES - ACKNOWLEDGEMENT. R186
 4. LAW REFORM COMMISSION - HAWKESBURY SHIRE RATEPAYERS' ASSOCIATION - REQUEST FOR LAW REFORM PROJECT. A7/34, R186
 5. HAWKESBURY DISTRICT CONCERT BAND - APPRECIATION. B20/4
 6. ARTSWEST FOUNDATION LTD - APPRECIATION. A11
 7. HAWKESBURY SHIRE SISTER CITY ASSOCIATION - PROPOSED VISIT. C50/10/A
 8. AUSTRALIAN INSTITUTE OF HEALTH SURVEYORS - 1987 ANNUAL CONFERENCE. C48
 9. SHREELA FLATHER, MAYOR OF THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD (ENGLAND) - 150TH ANNIVERSARY OF QUEEN VICTORIA'S ACCESSION TO THE THRONE. LETTER ADDRESSED TO THE SHIRE PRESIDENT
 10. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - WESTERN SYDNEY AREA ASSISTANCE SCHEME. W275, C45/15
 11. N.R.M.A. - MEDIA RELEASE, NORTH-WEST PASSAGE. P182, M130
 12. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 4/1987. C44/2
 13. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 5/1987. C44/2
 14. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - 35TH ANNUAL CONFERENCE. C48/3
 15. BERRILEE PUBLIC SCHOOL - APPRECIATION. C51/54
 16. 1ST WINDSOR SCOUT GROUP - 1987 DONATION. S200
 18. THE HON J CROSIO, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR WATER RESOURCES - APPRECIATION. C48/7
 19. COMMITTEE TO REVIEW AUSTRALIAN STUDIES IN TERTIARY EDUCATION - APPRECIATION. L125/4
 21. THE HON K.R. ROZZOLI, MP - FLOOD DAMAGE. F84/13
 22. THE HON K.R. ROZZOLI, MP - VEHICLE CHECKING STATIONS AT BELL AND MOUNT BOYCE. M130/16

- 23. THE HON L.J. BRERETON - MINISTER FOR PUBLIC WORKS, PORTS AND ROADS - HEAVY VEHICLE MOVEMENT IN HAWKESBURY SHIRE. M130/1, M130/16
- 24. THE HON K.R. ROZZOLI, MP - MEMBER FOR HAWKESBURY - FLOOD DAMAGE AUGUST, 1986. F84/13
- 25. LOCAL GOVERNMENT ASSOCIATION OF NSW - WATER SUPPLY AND WATER RESOURCES COMMITTEE. W271, C44/2
- 26. WISEMANS FERRY P & C ASSOCIATION - DONATION 1987. D64
- 27. GLOSSODIA VOLUNTEER BUSH FIRE BRIGADE - DONATION. D64
- 28. MEDICARE - ESTABLISHMENT OF BRANCH OFFICE IN WINDSOR. H103
- 29. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT - INTERNATIONAL NUCLEAR FREE ZONES DAY 1987. M135

864 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sledge that Council support the call for the suspension of Nuclear Weapons Testing Worldwide, as set out by the Australian Nuclear Free Zones Secretariat.

- 30. WINDSOR HIGH SCHOOL - 1987 SCHOOL MAGAZINE. S196/26
- 31. KURRAJONG CWA - 1987 DONATION. R186/6

QUESTIONS WITHOUT NOTICE

Councillor Rotherham sought advice regarding the present position concerning signs that have been requested for the Upper Colo Reserve. He referred to name signs at the entrance and general prohibition signs.

The Shire Engineer stated that the signs are on order, and the Company had been asked that they be given urgent attention. As soon as they are received they will be given top priority.

Councillor Rotherham stated that he understood that the toilet block shower door at the Reserve had been stolen.

Councillor Stubbs stated that he had received a number of representations regarding the safety of Boundary Road and asked what work is planned.

The Shire Engineer undertook to provide Councillor Stubbs with a copy of the programme for this year.

Councillor Stubbs referred to Henry Road, Vineyard at the intersection of Windsor Road and the difficulties being experienced by motorists because of the steep incline and the gravel surface. He asked if action could be taken to seal about a car length of that road to overcome the problem.

Councillor Stubbs asked if a report could be prepared on the problems associated with Memorial Park at Kurrajong, in particular the drainage problem.

Councillor Stevens stated that he had received a report about the dumping of rubbish about 2-1/2 kilometres downstream from the Colo Bridge.

Councillor Stevens asked if Council could bring to the attention of the Department of Main Roads the hazardous conditions that exist for traffic on that section of Singleton Road at Colo Heights about 15 kilometres north of the Colo River Bridge. He stated that the edges of the road are broken away.

Councillor Sheridan asked if the Shire Engineer could inspect the road shoulders along the access road to the old Council Chambers at Wilberforce with a view to remedial works being undertaken.

Councillor Sledge stated that there are a lot of potholes in Cliff Road, Freemans Reach.

Councillor Sledge asked if the Department of Main Roads are doing anything about the Main Road into Richmond from Bourke Street to the traffic lights. She stated that it is in bad repair.

The Shire President stated that loose gravel had been removed over the last 48 hours and it looks as though patching work is to be carried out. He advised that this would be kept under observation.

Councillor Horrex referred to the leading edges of Reserve Road at the intersection of Kurmond Road. He asked if the Engineer could take steps to have the problem rectified.

Councillor Horrex stated that it had been reported to him that the tar is protruding in that section of Gorricks Road between Freemans Reach School and the intersection of the river.

The Shire Engineer stated that work is being carried out on that road and part of the work is the gravel strengthening of the road shoulders.

Councillor Horrex advised that it has been reported that there is an abandoned vehicle on the south western point of the fire trail in Bowen Mountain which protrudes on to the fire trail.

Councillor Dunn asked if the Shire Clerk could get additional copies of the publication "Councils at Work - An Education Kit for Local Government Studies" for distribution to people nominating for Council and to the Press.

Councillor Denne asked if Council had anything back from the Heritage Council in reference to the lighting programme for Richmond Park.

The Shire Engineer advised that nothing had been received back as yet. The matter had been followed up and he undertook to forward a further letter.

Councillor Denne stated that the street sign has been knocked down on the corner of Pecks Road and Hayman Avenue, North Richmond.

Councillor Denne referred to the dangerous situation which exists in the Park at the junction of Cliff Road and Terrace Road, especially for children. She stated that the problem is the fence. Councillor Denne asked if the organisation who had offered to replace the fence could be contacted and information sought as to when it is going to proceed with this project, and if in fact it is not going to proceed or not going to proceed for maybe another 12 months or 2 years,

the situation could be looked at.

Councillor Denne stated that the golf balls from the Richmond Golf Club course are straying over on to cars and hitting the cars and asked if some discussions could be carried out with the Golf Club with reference to doing some planting, similar to what the Polo Club are doing.

The Shire Planner advised that the he understood the Golf Club have taken steps to have a golf course designer redesign parts of the course, including the hole that goes down alongside Richmond Road. The Club has started some treatment, which hopefully will alleviate the problem.

Councillor Denne referred to the pedestrian crossing at West Market Street and Windsor Street, Richmond. She asked if the Traffic Authority could look at the possibility of shifting the crossing back a few yards to remove the dangerous situation which exists at the intersection.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 8.43pm.

Submitted to and confirmed at the meeting of Council held on 9th June, 1987.

..... President

NOTICE OF MOTIONS

ORDINARY MEETING - 9TH JUNE, 1987.

By Councillor R.P.Stubbs :

1. That, following consultation with Baulkham Hills Shire Council, approaches be made seeking classification of Boundary Road (Oakville/Maraylya) as a Secondary Main Road and/or additional funds for its upgrading.
2. That representation be made to the Minister for Environment and Planning expressing concern that :
 - a) Sydney Regional Environmental Plan No. 9 whilst identifying and protecting from sterilisation valuable resources, has resulted in the premature release of part of those resources, as demonstrated by the large number of applications to extract fat sand in the Pitt Town and Maroota deposits. The effects of this could be an over supply of fat sand in the short term, with prolongation of time for extraction.
 - b) Ownership of the Pitt Town deposit is fragmented and unless extracted within a reasonable time limit, there could be difficulties in implementing residential subdivision of the area to the north of Pitt Town Village as adopted by Council in its Urban Release Strategy on 8th September, 1981.

Further, that the Minister be advised that an application to extract sand from Bona Vista is currently before Council and he be requested to give urgent consideration to this matter.
3. That approaches be made to the relevant Federal Government Departments for assistance in funding of noise attenuation measures for Public Schools in Windsor and Richmond.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26th May, 1987, commencing at 9.30am.

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

An apology for absence was received from Councillor C.J. Stanley and accepted.

SECTION 1 - WORKS

WORKS COST STATEMENT.

COMMITTEE'S RECOMMENDATION

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

CORRESPONDENCE

ITEM 1: (File 625-206)

CORRESPONDENT: OAKVILLE UNITED SOCCER CLUB

SUBJECT: AMENITIES BLOCK AT OAKVILLE RESERVE

Advising that Oakville Reserve is currently used by 3 senior teams with anticipated increase in 1988.

As there is no change rooms, requesting the construction of an amenities block.

S.E. REPORT

This Club uses both Oakville Oval and Colbee Park for practice and competition.

Currently a toilet block, canteen and storage area are provided at Oakville Oval. Expansion of the facilities has not been provided for in Council's forward planning to date, with allocation directed towards other projects.

Recommendation

That the Oakville United Soccer Club be advised that funds are currently not available to provide for expansion of the facilities currently provided at Oakville Oval.

COMMITTEE'S RECOMMENDATION

THAT A REPORT BE brought forward on the cost of providing a facility, whether the Club can contribute towards the costs and if existing facilities could be expanded which would reduce costs.

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ITEM 2: (File 625/205)

CORRESPONDENT: DRAG BOAT RACERS OF AUSTRALIA LTD

SUBJECT: 1987/88 NATIONAL DRAG BOAT POINT SCORE SERIES,
GOVERNOR PHILLIP RESERVE

Requesting exclusive use of Governor Phillip Park to conduct Rounds 1, 3, 6 and 8 of the 1987/88 National Drag Boat Point Score Series on the following dates, with the alternate date being used only in the event of cancellation of first date due to inclement weather:

<u>Round</u>	<u>Primary Date</u>	<u>Alternate Date</u>
1	Sunday, 16 August, 1987	Sunday, 30th August, 1987
3	Sunday, 18 October, 1987	Sunday, 1 November, 1987
6	Sunday, 21 February, 1988	-
8	Sunday, 10 April, 1988	Sunday, 24th April, 1988

Due to increased costs in conducting meetings, requesting permission to increase spectator fees to \$5.00/adult (previously \$4.00) and \$3.00/children & pensioners (previously \$2.00). Also requesting that Council give consideration to reduction of percentage of nett gate takings paid to Council from 40% to 30%.

S.E. REPORT

The above events are conducted annually and are supported by Council, no objection is held to the scale of admission fees proposed by the Club.

Recommendation

That approval be granted to the application by the Drag Boat Racers of Australia Ltd., for exclusive use of Governor Phillip Reserve on the abovementioned dates, subject to:-

- (i) the Club paying 40% of nett gate receipts to Council; and,
- (ii) races being conducted in such manner, that craft travel in an upstream direction.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S196/21, 625-202)

CORRESPONDENT: RICHMOND HIGH SCHOOL P & C ASSOCIATION

SUBJECT: ANNUAL MARKET DAY 19TH SEPTEMBER, 1987, RICHMOND
PARK

Requesting permission to conduct the Richmond High School's Annual Market Day in Richmond Park on 19th September, 1987. The proposed Market Day will start at approximately 9.00am and run throughout the day. It will consist of several cake, art and craft and refreshment stalls etc.

This Market Day is usually held in the school's grounds, but due to the

fact that the school grounds are not in a central position to the shopping area, it is difficult to attract the desired crowds.

S.E. REPORT

The proposed activity is an annual event for the Richmond High School and a major fundraiser for much needed school equipment. Application for use of the Richmond Park is supported subject to the following conditions listed below.

Recommendation

That approval be given to the Richmond High School for the use of Richmond Park for its Annual Market Day on 19th September, 1987, subject to the following conditions regarding use of Council's reserves:

1. No alcoholic beverages are to be sold, nor a central alcohol distribution point to be established during the course of the above function.
2. No amplifying equipment, eg loudspeakers of any description, are to be used by the school during the above function.
3. No tent structures are to be erected.
4. The area to be left clean and tidy upon completion of the school's function.
5. Access pathway through park to be kept clear for pedestrian traffic; and
6. The footpath fronting Windsor Street is to be left clear for pedestrian traffic.

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 EDUCATION - LOWER PORTLAND PUBLIC SCHOOL.
S196/15

Referring to letter dated 19th February, 1987, concerning the provision of flood lighting at the above school and advising that as funds are not currently available, this matter will be given consideration during the 1987/88 Financial Year.

B2. CASTLE HILL POLICE STATION - SPEEDING AND PARKED VEHICLES IN
BUCKINGHAM STREET, PITT TOWN. T225

Advising receipt of letter dated 24th March, 1987, regarding speeding and parked vehicles in Buckingham Street, Pitt Town, and informing that the letter has been referred to the Officer-in-Charge, Parramatta Highway Patrol for further attention.

B3. MT. IRVINE PROGRESS ASSOCIATION - BOWENS CREEK ROAD. 665-1322

Thanking Council for the excellent job which was carried out on the regrading of Bowens Creek Road.

B4. NATIONAL PARKS AND WILDLIFE SERVICE - HORSE RIDING IN DHARUG
NATIONAL PARK. 665-1405

Forwarding copy of advice sent to the MacDonald Trail Riders Club as follows:-

Horse Riding in Dharug National Park

Advising that the subject of horse riding in the Park has been under a process of review for some time and a more definitive statement will need to await the completion of a cultural resources survey over the whole historic road to Mt. Manning (this would be the Old Great Northern Road).

The first 2km from Settlers Road to top of Shepherds Gully is closed.

The remainder of the road to Ten Mile Hollow has been resumed and reserved for addition to the park.

At this stage horse riding in the park is still prohibited.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 665-279)

SUBJECT: PROPOSED ROAD NAME - BEANS LANE, MOUNTAIN LAGOON

A request has been received from Mr. R. Bean to name an unnamed road off Mountain Lagoon Road, Beans Lane.

In support, Mr. Bean submitted that his father, William Thomas Bean, purchased property on both sides of the road and farmed the properties as orchards. Mr. Bean also took an active part in the community.

The proposal has been referred to the Hawkesbury Historical Society, which has advised it has no objection, but suggests the name might be Bean Lane, as the family name is Bean.

Recommendation

That action be taken to name the unnamed road off Mountain Lagoon Road and passing between Portions 10, and 21, Parish of Wheeny, Bean Lane.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File W275/9)

SUBJECT: WSROC GROUP APPRENTICES - ANNUAL MEETING

At the Annual General Meeting on 3rd April, 1987, the following directors were elected.

Ald D Turtle	Ald K Bali
Ald D Syme	Mr R Gilmore
Ald P Gerrard	Mr D Hitchen
Ald J Worthington	Mr P Mitchell
Ald E W Cullen	Mr B Cochrane

Ald Turtle was re-elected Chairman with Ald Cullen as Vice Chairman, Ald Syme Treasurer, and Mr J Huxley Company Secretary.

1986/87 was financially successful, with 120 apprentices in training.

A submission is to be made for the appointment of an additional field officer.

Recommendation

The report on the Annual Meeting of WSROC Group Apprentices be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C51/38)

SUBJECT: FERRYMASTER'S COTTAGE - SACKVILLE

The asbestos cement roof on the ferrymaster's cottage is flaking with the material being carried into the water tank attached to the cottage that is used for drinking purposes.

To replace the roof with metal deck material is estimated to cost \$1,635.

Funds amounting to \$2,500 have been provided for maintenance to the cottage this year.

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As a result of the need to undertake the following work:

- Replace broken external wall sheeting
- Repair internal wall cracks in plaster
- Repair broken door jamb to laundry
- Replace laundry and kitchen screen doors
- Repair front door panels
- Replace door lock cylinders
- Replace door and window to bedroom 3
- Repair power points and light switches

in conjunction with the changeover in the contract operation, expenditure to date is \$1,237 with insufficient funds left for the replacement of the roof.

It is, therefore, necessary to increase the vote provided.

Recommendation

The replacement of the roof at the Sackville Ferrymaster's Cottage proceed with the maintenance vote for the cottage increased by an amount of \$1,635 to \$4,135.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File R190/13/25)

SUBJECT: APPLICATION BY COUNCIL TO CLOSE SALMON ROAD
BETWEEN WOODS ROAD AND LODER CRESCENT

Three objections have been received to this proposal and are summarised as follows

1. During major floods Salmon Road provides a higher level of outlet from Owen Place, Loder Crescent and Harpur Crescent than Harpur Crescent at Collith Avenue or the future extension of Harpur Crescent at Mileham Street.
2. Increased distance travel of up to 0.9km for traffic from Loder Crescent.
3. Increased concentration of traffic into Harpur Crescent with a consequent increased accident potential, particularly as the population is predominantly young families with young children.
4. Expressed doubts as to Council's ability to properly maintain the area of closed road as a public reserve.

Relative to the objections, the following comments are submitted.

- 1a. Access via Salmon Road is above the 1 in 100 year flood frequency of 16 metres.
- b. Access via Harpur Crescent and Collith Avenue is above the 1 in 50 year flood frequency of 15 metres.
- c. Future access via Harpur Crescent and Mileham Street will be above

the 1 in 20 year flood frequency of 13.4 metres.

2. The additional travel time involved is less than 1½ minutes and this is not considered to be a major factor.
3. The major point of traffic concentration is presently at the junction of Salmon Road and Loder Crescent, which is a 4-way intersection. The short term concentration point would be at the junction of Harpur and Loder Crescents, which is a T intersection and as such provides a safer traffic flow than a 4-way intersection. The closure of Salmon Road would not generate any additional traffic overall, but individual lots would encounter a variation in the passing traffic depending on location. The traffic volume in this area is not high and no change in accident risk would be anticipated.
4. The objection on grounds of maintenance is not considered valid. It would appear desirable to provide a small playground for the approximate 100 lots in these subdivisions.

As was previously reported to Council, the original proposals for this area provided for the closure of this section of Salmon Road.

The section of road is the source of continuing requests for sealing due to dust problems and the condition of the road surface. If it is not to be closed, then action should be taken to carry out full construction of the road.

The consent of the adjoining land owners has been sought, but to date no consents, or objections, have been received. Such consents, or objections, should be obtained prior to lodgement of a formal application.

Recommendation

That Council proceed with the application for the closure and purchase of Salmon Road between Woods Road and Loder Crescent.

COMMITTEE'S RECOMMENDATION

COUNCIL DEFER CONSIDERATION of the application for the closure and purchase of Salmon Road between Woods Road and Loder Crescent pending receipt of comments from the adjoining landowners.

ITEM 5: (File 625-220)

SUBJECT: GOLF DRIVING RANGE - RICHMOND EX-SERVICEMEN'S
SPORTING COMPLEX

In consideration to provision of this facility, the following minimum criteria would be necessary.

Length 300m, width 70m, netting, provision of artificial tees, pro shop, toilet block, floodlighting for night time operation, suitable car parking and viewing area.

It may be possible to delete the lighting in the early stages while provision of supervision would be required to see that people do not stray

into the driving area.

Suitable areas would be available on either the undeveloped section of the complex to the north of the water storage dams or establishment of a complex just to the south of the car park using the existing cricket and football grounds when not used for these purposes.

In the latter case, parking is available while use of the existing toilet block might be acceptable as an interim measure. Establishment of the grass cover on the new football field to an appropriate degree of coverage, is considered at least six months away.

To proceed, Council should seek expressions of interest from professional operators on a suitable basis that would reimburse Council's costs in respect to maintenance of the area.

It is presumed that Council would need to enter into a long term lease of say 3 plus 3 years to allow for recovery of capital expenditure.

It should be noted that it has been indicated that the provision of the facility is proposed as part of a motel development and on private land in the Windsor area.

Recommendation

That tenders be invited for the operation of a golf driving range at the Richmond Ex-servicemen's Sporting Complex.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held at the Council Chambers, Windsor, on Friday 15 May, 1987 at 10.00am

PRESENT: Councillor J.E. Nicholson, Chairman
Sgt. R. Pakes, NSW Police
Mr. G. Smith, Department of Main Roads
Mr. C.S. Daley, Deputy Shire Engineer
Mr. M. Coulter, Deputy Shire Planner

APOLOGIES: Mr. W. Reardon, Department of Motor Transport
Mr. J.R. Gilmore, Shire Engineer

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 150/87)

APPLICANT: WHATLEY SANDS PTY. LTD.

LAND & LOCATION: PT. POR. 49 & POR. 247 PARISH OF PITT TOWN,
BATHURST STREET, PITT TOWN

SUBJECT: PROPOSED SAND EXTRACTION AND PROCESSING

The NSW Police advised they have no objections to this proposal. However, Department of Main Roads Department requirements for the intersection of Bootles Lane and MR.181 were yet to be determined.

COMMITTEE'S RECOMMENDATION

That the matter be deferred pending notification of intersection requirements from the Department of Main Roads.

ITEM 2: (File DA 68/87)

APPLICANT: FADEKO PTY. LIMITED (JOHN CLANCY)

LAND & LOCATION: PRS. 44 & 75 PARISH OF MACDONALD,
GORRICKS RUN, MACDONALD VALLEY

SUBJECT: PROPOSED RESORT/CONFERENCE CENTRE

The NSW Police and the Department of Main Roads advised they have no objections, although concern was expressed over the low level river crossing, particularly in time of flooding.

COMMITTEE'S RECOMMENDATION

That no objection be raised to the development.

CORRESPONDENCE

ITEM 1: (File T225)
CORRESPONDENT: N.S.W. POLICE
SUBJECT: REDUCTION OF SPEED AT TINDA CREEK, PUTTY ROAD

Requesting consideration to the reduction of the speed limit from 100 k/ph to 80 k/ph on the Putty Road at Tinda Creek due to the fatal/serious injuries recently.

COMMITTEE'S RECOMMENDATION

That the matter be deferred pending a report from the Department of Main Roads on an advisory speed survey for the full length of the Putty Road, and in particular those areas with accident history.

ITEM 2: (File R190)
CORRESPONDENT: MINISTER FOR TRANSPORT
SUBJECT: REPORT - SAFETY OF OLDER PEDESTRIANS

Enclosing the above report and urging Council to give greater attention to the road safety needs of older pedestrians.

COMMITTEE'S RECOMMENDATION

That this report be received.

ITEM 3: (File A75, 665-518, 665-268)
CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION
SUBJECT: TRUCKS SPEEDING THROUGH PITT TOWN

Requesting consideration be given to the problem of trucks travelling at speed through Pitt Town and negotiating several awkward bends.

COMMITTEE'S RECOMMENDATION

That this matter be referred to the NSW Police for their attention.

ITEM 4: (File A7/5, 665-518, 665-268)
CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION
SUBJECT: SCHOOL PEDESTRIAN CROSSINGS IN BUCKINGHAM STREET, PITT TOWN

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Requesting installation of special school pedestrian crossing due to heavy traffic.

COMMITTEE'S RECOMMENDATION

That this matter be referred to the Department of Main Roads to determine if a warrant exists for this crossing.

ITEM 5:- (File A7/5, 665-518, 665-268)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: SCHOOL PEDESTRIAN CROSSING IN ELDON STREET,
PITT TOWN

Requesting installation of special school pedestrian crossing due to heavy traffic.

COMMITTEE'S RECOMMENDATION

That this matter be referred to the Department of Main Roads to determine if a warrant exists for this crossing.

ITEM 6: (File T225)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: BELLS LINE OF ROAD, NORTH RICHMOND

Requesting "No Parking" restriction between Pitt Lane and entry to the North Richmond Market Town.

The request is to provide a turning lane for traffic entering the shopping centre without disruption to the through movement of traffic, and reduce the possibility of vehicle collision.

COMMITTEE'S RECOMMENDATION

That this matter be deferred until next meeting.

ITEM 7: (File 665-237)

CORRESPONDENT: MRS. C. CAMPBELL

SUBJECT: INTERSECTION OF BATHURST STREET AND CHATHAM
STREET, PITT TOWN

Expressing concern regarding the speed of traffic passing through the intersection and seeking action to contain traffic to the left hand side of the centre line.

COMMITTEE'S RECOMMENDATION

The Committee recommended that this matter be referred to the NSW Police in conjunction with Item 3 above on speeding trucks through Pitt Town.

ITEM 8: (File A7/37, C51/9, T225)
CORRESPONDENT: NORTH RICHMOND SHOPKEEPERS ASSOCIATION
SUBJECT: TRAFFIC LIGHTS - BELLS LINE OF ROAD AND
GROSE VALE ROAD

Requesting consideration to a right turn phase in the operation of the traffic lights to allow traffic proceeding in an easterly direction to turn right into Grose Vale Road.

COMMITTEE'S RECOMMENDATION

The Department of Main Roads advised that no warrant exists for this facility and no further action to be taken (see March Meeting, Item 2 Correspondence).

The meeting closed at 11.00 am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas and to be constructed, drained, sealed and marked to the requirements of Council's Engineer, full details of which are to accompany the building application.
3. An onsite area for parking and loading is to be provided that is commensurate with the development of the site and its surroundings, to the satisfaction of the Shire Planner, and is to be of a suitable all-weather construction to the satisfaction of Council's Engineer.
4. Parking to be provided at the rate of covered and visitor's spaces in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas and to be constructed, drained, sealed and marked to the requirements of Council's Engineer, full details of which are to accompany the building application.
5. The payment of an amount of \$.... being a contribution in lieu of car parking not provided on site based on \$.... per space.
6.  The payment of an amount of \$.... being contribution toward the parking spaces deleted by the development based on \$.... per space. 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.

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

michael 12/6/87

ITEM 1: (File DA 83/87)
APPLICANT: KELLERS DUCK HATCHERY PTY LTD
OWNER: G. & B. CHUGG
LAND & LOCATION: LOT 10 DP7571 BOUNDARY ROAD, GLOSSODIA
AREA: 16.15 HECTARES (40 ACRES) DIMENSIONS: 175M X 920M
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL
1(B1). ENVIRONMENTAL PROTECTION
APPLICATION: SIX POULTRY SHEDS FOR LAYING DUCKS AND ONE
HATCHERY BUILDING TOGETHER WITH ANCILLARY
FACILITIES
ADVERTISING: ADJOINING OWNERS
1. INDIVIDUAL SUBMISSIONS RECEIVED FROM:
* GEORGE SANNA - LOT 11 BOUNDARY ROAD
* BOB & JANET CARR - "KINGSHILL LODGE", BOUNDARY
ROAD
* WAYNE & MARLENE WATSON, LOT 2 BOUNDARY ROAD
* MR A.D. & MRS A. WILLIAMS, LOT 1 BOUNDARY ROAD
* W.H. & D.R. LANHAM, BOUNDARY ROAD
* TERRACE FARMS
* MR & MRS BEECROFT
2. PETITION CONTAINING 38 SIGNATURES OF NEARBY
RESIDENTS
DATE RECEIVED: 19TH FEBRUARY, 1987

S.P. REPORT

The application proposes the erection of six poultry sheds, each containing approximately 2,000 ducks, 12,000 Ducks in total. The egg production from these sheds will supply a hatchery with a capacity of approximately 15,000 ducklings per week. All ducklings produced by the hatchery are sold to grower farms, mostly in the Sydney region. Occasionally there will be a turn over of layer ducks as they reach the end of their productive laying life.

The six poultry sheds are proposed to be located in approximately the centre of the site, some 300 metres from the Boundary Road frontage and approximately 120 metres from the nearest residence on adjoining land. The land presently contains two existing dwellings, a large shed and several horse yards.

The application states that the hatchery and laying operation would require a weekly feed delivery (approximately 12 tonne) with deliveries of hatchlings being undertaken by a 2-tonne truck.

In 1978, a development application was submitted to Council for a free-range duck farm on this land. The application was submitted by Berthold and Iris Keller, who now seek support for the subject application. The 1978 application proposed the free-range of 13,000 ducks with a further 6,000 ducks intensively housed. The application was subsequently refused on the following grounds:

1. Being prejudicial to the planning of the area.
2. Being such as to possibly be the source of environmental problems in the locality by the emission of noise and smell and being the possible source of pollution of the natural watercourse.

3. Being not in the overall public interest.

There was a subsequent appeal arising from the Council's refusal, with the Local Government Appeals Tribunal upholding Council's decision. The Board was of the opinion that the sought use of the land, as proposed in the amended plan presented to the Board, was unacceptable. This view was particularly related to the use by ducks of land too close to the street, the adjoining boundaries and nearby houses.

However, in obiter dictum, the tribunal made a number of points pertinent to this present application. The Board stated that:

"Having regard to all the evidence related to noise, smell and pollution likely to be caused by run-off in the subject case, the Board was of the view that duck farming could be carried out on the subject land providing regard is given to several matters. These matters are related to the farming of ducks on the open-range system and may well result in a reduction in the numbers of ducks as proposed in the application to enable them to be acceptably kept upon the property."

Clearly the Tribunal, in handing down its decision, desired to place "on the record" that duck farming per se was not necessarily inconsistent with adjoining and nearby land uses.

A precis of the reasons listed by correspondents objecting to the proposal is as follows:

George Sanna - duck farm is incompatible with the satisfactory running of showjumping business and general lifestyle, horses are extremely sensitive to the smell and noise created by poultry, incompatible with potential purchasers visiting the site to acquire horses, potential pollution of dam and water supply, duck farm may jeopardise quarantine status of land, blocks in question are very narrow.

Bob and Janey Carr - smell and noise from hatchery would upset horses, introduction of heavy vehicles onto Boundary Road, a similar proposal was refused permission by the Colo Council in 1979.

Wayne and Marlene Watson - smell, asthmatic condition of a family member, incompatibility of ducks and horses, possibility of free-range ducks in the future, unsuitability of Boundary Road for heavy vehicles, previous refusal by Colo Shire Council.

Mr and Mrs A. Williams - noise and odour, contamination of water storage tanks by duck effluent and dust borne by north-westerly winds, adverse effect on property values and lifestyles, increase in heavy traffic, refusal of similar application by Colo Shire Council in 1979, advice from Colo Council that no poultry or pig farm would be built on the land.

Mr and Mrs Beecroft - health reasons, Mrs Beecroft suffers chronic asthma. Supported by a letter from her doctor indicating she is allergic to birds, and that "if a duck farm was established next door the family would almost certainly have to move and on their present financial situation this would be almost disastrous."

W.H. and D.R. Lanham - noise and smell, possibility of diseases being

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transmitted to horses, extra traffic, previous rejection of a similar application, precedent for future duck farms.

Terrace Farms - object on ground of increased risk of disease to chicken breeding farm.

The petition objects to the application on the grounds of smell, noise and the introduction of heavy vehicles.

By way of comment on the submissions, it should be noted that noise, smell and dust, contrary to the previous application, will be satisfactorily mitigated by enclosure of the ducks, on dry litter. These issues were "field tested" by inspecting a similar enclosed duck farm at Annangrove. The inspection revealed that smell is similar to that experienced on a chicken farm while the noise level from Peking ducks is lower than chickens. The potential for smell would seem to arise not from the ducks per se, but the husbandry methods employed, principally the disposal of soiled litter and liquid waste.

The applicant has provided the following information in support of the application on the issue of litter replacement:

"To breed ducks all litter is well maintained - soiled eggs don't hatch.

Feeding and watering areas are in constant use. Monthly renewal of litter is essential. Seasonal adjustments would be necessary. Sheds are disinfected periodically (6 weeks). Good farm husbandry is to renew all litter completely for all new flocks."

In addition it is important that the soiled litter, once extracted from the sheds should be removed immediately from the land. In this regard it is considered that any consent could be appropriately conditioned to ensure that this is achieved.

Liquid "waste" arises from two aspects of farm operation. Firstly, waste water is generated from hosing out the hatchery building. This is not significant and can be adequately disposed of by spray irrigating over the farm. Secondly, ducks require a larger volume of water than other forms of poultry and this would be provided by means of automatic waterers along one wall of each shed. Spilt water and duck manure pass through a grid immediately below the automatic waterers and into a collecting drain below each shed. Again in order to eliminate unnecessary smell nuisance, these drains should be flushed regularly and the waste water collected in a properly designed holding tank, treated and disposed of by irrigation across the land. It is considered that both of these requirements can be achieved by appropriate conditions.

As regards the impact of the additional truck movements, it is the case that Boundary Road already contains large horse studs which would have a greater potential for heavy traffic movements.

Several submissions also make reference to the incompatibility of a duck farm with the surrounding rural environment, however, there are already a number of intensive animal establishments in the immediate vicinity. These include a large horse stud on the adjoining Lot 11 and a large poultry farm one kilometre to the south east. Several submissions also contend that horses and poultry are inherently incompatible, a statement that is not borne out by any evidence nor made reference to in the

judgement of the Local Government Appeals Tribunal.

Terrace Farms, which operates a chicken breeding establishment on Creek Ridge Road (approximately 1km from the site) has objected on the grounds of the increased risk of disease. The veterinary aspects of ducks and chickens were the subject of evidence to the Local Government Appeals Tribunal and while the decision in that instance was not founded on this evidence it was considered desirable to obtain advice from a Veterinary Officer for Poultry Health in the Department of Agriculture. The following is a precis of the Department's advice:

"It is beneficial and desirable for poultry establishments to be located as far as possible from each other. The potential spread of diseases is not restricted to one way flow from ducks to chickens. The spread can be encountered both ways....

The Australian Bureau of Animal Health in 'Guidelines for Salmonella Control in the Poultry Industry (1977)' specifies that farms should be located so that at least 300m separates one poultry farm unit from another, and sheds should be at least 20m from one another if on the same farm unit, and if housing birds of different ages.

Apart from Salmonellosis, the list of diseases common to both species, chickens and ducks, are fairly long. Some of the diseases on this list include:

Avian Influenza
Pasteurellosis (Fowl Cholera)
E.D.S. 76 (Adenovirus)

Salmonellosis

The intestinal tract of ducks maintained on free range or in open sheds has been found to contain large numbers of Salmonella Ayphimurium. Chickens are not free of Salmonella Ayphimurium although the incidence is not as high in chickens as in ducks.

Pasteurellosis and Avian Influenza

If ducks and chickens are maintained in closed bird-proof sheds, the risk is minimal provided that wild waterfowl are excluded from the water supply of these sheds. If the establishments are on town water the risk is reduced even further.

E.D.S. 76

Main route of spread is through embryonated eggs. Lateral spread between units can occur and depends mainly on birds coming in contact with infected manure."

The Department's advice indicates that there are a great many diseases common to both chickens and ducks and that ducks are not necessarily the generators of such diseases. As the existing chicken farm and proposed duck farm are approximately one kilometre apart, it would seem unreasonable to attribute a significant increase in risk of disease to establishment of the latter.

The application complies with Council's Code for Poultry Farming. This

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code adopted on 12th May, 1981, provides a number of guidelines for the establishment of poultry farms including a minimum area of 4 hectares and setbacks from the road alignment, side boundary and nearest dwelling of 150 metres, 22 metres and 100 metres respectively.

The application is a permissible use in this zone with Council's consent.

Recommendation

That the application be approved subject to the following conditions:

- 1-9. Standard conditions (DAs) 1, 3, 9, 18, 21, 25, 26, 28 and 34.
10. Approval of the Metropolitan Water Sewerage and Drainage Board to a water supply connection prior to the release of the building application.
11. All buildings are to be of low profile and to be finished externally in an approved colour so as to conform as far as practicable to the intent of the environmental protection area.
12. All dead poultry to be disposed of daily to the satisfaction of Council's Health Surveyor.
13. Adequate rodent and fly control measures being used to the satisfaction of Council's Health Surveyor.
14. Disposal of effluent from the wash water dam to the satisfaction of the Shire Health Surveyor and State Pollution Control Commission. Such arrangements to be approved prior to the release of building plans.
15. Waste water collected from inside the sheds to be disposed of to the satisfaction of the Shire Health Surveyor and State Pollution Control Commission. Such arrangements to be approved prior to the release of building plans.
16. No free range keeping of ducks.
17. All soiled litter and manure removed from the sheds is to be immediately removed from the land and disposed of to the satisfaction of Council's Health Surveyor and not stockpiled.
18. All sheds to be made wild bird-proof.
19. Landscape planting to be undertaken around buildings and the car parking area.
20. Internal access roads and parking area to be constructed to an all-weather standard to the requirements of the Shire Engineer.
21. While the duck sheds are being "mucked out" all ducks are to be kept in an enclosure. Such enclosure and any connecting races to be a sealed surface draining to the collection point for shed waste water. Also, the enclosure to be wild bird-proof including and races connecting the shed to the enclosure.
22. Holding enclosure and races to be washed down immediately following use.
23. Waste water drains in the sheds to be flushed daily.

The Shire Planner advised that the application had been formally withdrawn by the applicant.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE withdrawn.

ITEM 2: (File DA 230/87)
APPLICANT: I. & L. HAMILTON-SCOTT
OWNER: AS ABOVE
LAND & LOCATION: LOT 71 DP736692 THRELKELD DRIVE, CATTAI
AREA: 4.152 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(A3). ENVIRONMENTAL PROTECTION.
APPLICATION: SUBDIVISION TO CREATE TWO ALLOTMENTS WITH AREAS OF
APPROXIMATELY TWO HECTARES AND 2.15 HECTARES AND
GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED.
ADVERTISING: NOT REQUIRED BY COUNCIL'S POLICY
DATE RECEIVED: 12TH MAY, 1987

Michael - 12/6/87

S.P. REPORT

The development application to create two allotments of approximately 2 hectares each is inconsistent with the minimum area requirements of the Rural 1(a3) zone. This zone requires a minimum allotment area of 8 hectares.

The applicant has lodged an objection to the minimum area requirements pursuant to State Environmental Planning Policy No. 1. The objection states that:

"The subdivision would be consistent with the surrounding lot sizes all of 2 hectares both within zone 1(b) and zone 1(a3). In view of the size and nature of the surrounding lots (and very restricted possible use for agricultural purposes) we wish to make objection in this case to the provision requiring a minimum allotment size of 8 hectares. We believe this to be unnecessary and unreasonable in these circumstances.

Having considered possible effects on the environment we believe that there would be no adverse effects whatsoever."

Examination of the existing lot pattern in Threlkeld Drive indicates that Lot 71 is the only parcel with an area in excess of 2 hectares. Indeed four lots of 2 hectares already exist within the Rural 1(a3) zone. It is apparent that Lot 71 is an anomaly in terms of the existing allotment pattern in the cul-de-sac.

The proposed allotments would both provide a site suitable for a dwelling above the one in one hundred year flood frequency level. In addition, both allotments would have frontage to Cattai Creek, close to the confluence of the Hawkesbury River.

It is considered that the application is a good example of the appropriate use of State Environmental Planning Policy No. 1 and that in the circumstances, compliance with the 8 hectare standard is unnecessary and unreasonable.

The application cannot be determined by Council as it requires the concurrence of the Director of the Department of Environment and Planning. However it is recommended that the application be approved subject to such concurrence being received.

Recommendation

- a. That Council make a submission to the Department of Environment and Planning seeking the Director's concurrence to the application pursuant to State Environmental Planning Policy No. 1.
- b. That upon receipt of such concurrence, the Shire Planner determine the application under delegated authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Aliv 12/6/87.

ITEM 3:	(File DA 49/86)
APPLICANT:	P. NASH
OWNER:	P. NASH
LAND & LOCATION:	PORTION 265, PARISH ST. MATTHEW, FAIREY ROAD, WINDSOR
AREA:	6235m ²
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 INDUSTRIAL 4(A) ENVIRONMENTAL PROTECTION
APPLICATION:	LIQUID FUEL DEPOT
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	19TH SEPTEMBER, 1986

S.P. REPORT

Council at its Ordinary Meeting of 9th December, 1986, approved the development of a liquid fuel storage depot in the existing dairy buildings on the land. Council will recall that approval was issued in respect of the existing dairy building, coolroom and covered area; and the liquid fuel storage depot. Council is now in receipt of a request that a number of amendments be made to the application. The amendments sought by the applicant include:-

1. relocation of driveway bowsters;
2. deletion of the awning over underground tanks and driveway;
3. increased provision of screen planting;
4. relocation of present meters; and
5. construction of a lubricant storage shed.

The applicant proposes to relocate two fuel bowsters to an area adjacent to the computer control building in the interest of better on-site traffic flow. It is considered that the deletion of the 5.6 metre high awning over the driveway will assist in improvement of the development's appearance particularly when viewed from Fairey Road. The amended plans illustrate increased provision of landscaping in the areas adjacent to the Fairey Road reservation and the computer control building. This provision is, however, offset by the deletion of landscaping next to the 9 metre Fairey Road ingress gate. The applicant further proposes to relocate the present meters approximately 5 metres south to facilitate truck access. The proposed construction of a storage shed in the north east of the land is considered reasonable given the use of the land.

The amended plans further illustrate the relocation of three (3) underground tanks each having a capacity of 45,000 litres to an area adjacent to the rail line. The relocated tanks are each to be increased

in capacity to 75,000 litres. Two tanks with capacities of 75,000 litres and 110,000 litres have additionally been located in the same area. Thus, the amended plans illustrate 13 underground tanks being situated adjacent to the rail line providing a total capacity of 1,010,000 litres.

The amended plans constitute an increase in capacity of approximately 300,000 litres to that previously approved by Council. Given this it is appropriate that the consent issued in respect of the amended proposal should be made conditional upon approval of the Dangerous Goods Branch of the Department of Industrial Relations. Furthermore, the consent should limit the maximum capacity of the liquid fuel storage depot to 1,010,000 litres.

As the proposal is permissible under the 4(a) Environmental Protection zoning of the land, the amended plans should be approved subject to conditions.

Recommendation

That development consent be granted for a liquid fuel depot having a maximum capacity of 1,010,000 litres in accordance with the amended plans submitted on the 15th May, 1987, subject to the following conditions:-

A. In respect of the existing dairy building, coolroom and covered area:-

1. Standard Conditions (DAs) 1.
2. Development consent being obtained for the use of each dairy building prior to occupation taking place.
3. All restoration works shall be complete and to the satisfaction of the Shire Planner prior to commencement of operation of the liquid fuel storage depot.

B. In respect of the Liquid Fuel Storage Depot:-

- 1-11. Standard Conditions (DAs) 1, 7, 10, 14, 15, 18, 21, 25, 26, 28 & 34.
12. Parking to be provided for 12 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.
13. That the ingress and egress driveways to the fuel sales area be increased in width to 10m.
14. That the Mileham Street truck gate be situated approximately 17m south of the intersection of Fairey Road. This 6m wide driveway shall intersect Fairey Road at 90°.
15. Inlets to bulk storage tanks shall be situated to enable tankers to discharge fuel standing wholly on the site without distribution of safe and convenient ingress to the site by others.
16. Approval shall be obtained from the State Rail Authority for use of the running line prior to commencement of operations of the liquid fuel storage depot.
17. All major electrical installations shall be situated above the 1 in 100 year (16.0 AHD) level.
18. That floor height of the computer control room be situated above the 1 in 100 year (16.0 AHD) level.

19. That bunding be placed around the filling areas to restrict possible spillage.
20. That the applicant shall obtain approval of the amended plans, submitted to Council on 15th 1987, from the Dangerous Goods Branch of the Department of Industrial Relations prior to the installation of any fuel storage tanks on the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ELIZABETH 12/6/87

ITEM 4: (File DA 651/86)
APPLICANT: GLENRAY HOLDINGS PTY LTD
OWNER: GLENRAY HOLDINGS PTY LTD
LAND & LOCATION: LOT 5 DP 240411 CEDAR RIDGE ROAD, KURRAJONG.
WESTERN SIDE OF CEDAR RIDGE ROAD. DIRECTORY
E10, MAP 13
AREA: 12.2 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
PT RURAL 1(a5) AND PT RURAL 1(a6) ENVIRONMENTAL
PROTECTION AREA
APPLICATION: HOME INDUSTRY BEING FOR THE REPAIR AND MAINTENANCE
OF SMALL FARM MACHINERY AND MOTORS
ADVERTISING: THE PROPOSAL WAS PLACED ON PUBLIC EXHIBITION FOR A
PERIOD OF 14 DAYS, BEING ADVERTISED ON TWO
SEPARATE OCCASIONS IN THE LOCAL PAPER AND
ADJOINING OWNERS WERE NOTIFIED, WITH FOUR
OBJECTIONS AND TWO PETITIONS BEING RECEIVED.
OBJECTIONS: MR AND MRS G EDDES, CEDAR RIDGE ROAD
MR BG & MRS KP WHELAN (ADJOINING OWNERS), CEDAR RIDGE ROAD
MR TC SWANSON, KILTO PLACE
MR BM BRAITHWAITE, KILTO PLACE
PETITIONS: MR S ZOFREA (ADJOINING OWNERS), COMLERoy ROAD, AND 7
SIGNATORIES
MR R HARTLEY (ADJOINING OWNER), CEDAR RIDGE AND, AND 13
SIGNATORIES
DATE RECEIVED: 28TH JANUARY, 1987

S.P. REPORT

This matter was deferred from the Ordinary Meeting of Council held on 10th March, 1987.

Council is in receipt of an application to establish a home industry on land in Cedar Ridge Road, Kurrajong, for the purpose of repairing and maintaining small farm machinery and motors. The applicant proposes to use part of the existing shed on the property for carrying out repairs, which shed is located within approximately 6 metres of Cedar Ridge Road. The building was erected some time ago, prior to construction of Cedar Ridge Road and is in need of repair. The shed is also open to Cedar Ridge Road and as such, the existing machinery stored within the building is clearly visible to nearby residences. A large amount of old machinery is also located at the rear of the building which, together with the disused cattle yards on the site, has produced an undesirable visual impact on the surrounding rural/residential environment. The remaining land has been cleared of its natural vegetation and improved for grazing purposes.

The proposal was placed on public exhibition for a period of 14 days, in accordance with Clause 11 of Hawkesbury Local Environmental Plan, 1984, and adjoining owners notified, with four objections and two petitions being received. A precis of these objections follows:

"The existing building has not previously been used for the maintenance of farm machinery as indicated in the application (the building was substantially used as a residence, in conjunction with a caravan, until the erection of the owner's residence on an adjacent property and has not been used since); unsightly exposure to view from neighbouring properties; noise emitted from the proposed use will substantially alter the quality of life to all neighbouring properties; excessive hours of operation; the total floor area of the proposed development is approximately 210 square metres, far in excess of the maximum 50 square metres allowable under Hawkesbury LEP, 1984; the majority of the building is open to Cedar Ridge Road and is in close proximity to the street boundary; lack of detailed information makes it impossible to determine the scale of operation envisaged; the proposal will be an environmental intrusion into the existing amenity of the area; would not be in keeping with the existing rural/residential environment; increase the hazardous traffic situation at the corner of Comleroy Road and Cedar Ridge Road; create a precedent for similar developments; will create the potential for an unsightly industrial development; adverse noise impact; likelihood of interference by workshop equipment to radio and TV reception in the area; additional traffic in Cedar Ridge Road; interference with neighbourhood amenity; the building, cattle yards and surrounding refuse represent an eyesore to the area."

The applicant has indicated that he has repaired and maintained small farm machinery and motors within the building over the past 33 years. Whilst there appears to be some debate concerning the period of time over which the work has been undertaken, it is clear that the structure has in the past been used for the storage, repair and maintenance of farm equipment associated with the agricultural use of the property.

The floor area of the proposed workshop is approximately 60 square metres. This does not comply with the definition of a home industry as provided in the Environmental Planning and Assessment Model Provisions, 1980, which requires that the floor space not exceed 50 square metres. Consequently, the applicant has requested Council support for a variation of the requirement under the provisions of State Environmental Planning Policy No. 1, as it is considered to be unreasonable and unnecessary in the circumstances. However, as the 50 square metre requirement forms part of the definition of a home industry, it is not considered to be a development standard and as such cannot be altered under SEPP No. 1. Accordingly, the applicant will be required to reduce the size of the workshop area. The remainder of the building may be used as an office and for storing farm machinery.

To ensure that the existing 'eyesore' on the property is cleared, it is considered appropriate that the applicant be required to store all machinery and equipment within the building and that all work performed on the site be confined to within the building.

The applicant proposes to improve the appearance of the building by painting the front in a neutral colour and planting trees along the front boundary fence to screen the open side of the shed. Whilst these measures will, in some ways, improve the appearance of the shed, they are only of

limited effectiveness. Consequently, the building will need to be enclosed so that all machinery and equipment is hidden from view.

The type of machinery to be used on the site will include a welder, cutting machine, grinder, compressor, drills and hand tools and as such some form of soundproofing will be required as the shed is only constructed of corrugated iron. In this regard, it is considered that a sound attenuation booth be provided for test running motors and for carrying out work involving the use of machinery which will generate significant noise. Accordingly, hours of operation would also need to be limited.

In addition, it is recommended that satisfactory vehicular access be provided to the land to the requirements of the Shire Engineer. Sufficient area is available on the site to load and unload machinery to and from customers' vehicles.

Following assessment of the concerns raised by objectors to the proposed development, it is considered that the home industry will not have an adverse effect on the locality, providing it is appropriately conditioned. Compliance with these conditions will ensure that the existing structure is repaired and surrounding refuse cleared, so that the visual impact of the development is reduced. The proposal is permissible under the provisions of Hawkesbury Local Environmental Plan, 1984, and may be approved.

Recommendation

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

- 1-5. Standard conditions (DAS) 1 (for the construction of the north-eastern wall of the building), 9, 21, 25 and 32.
6. An on-site 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.
7. No advertising structures to be erected, displayed or affixed on any building or land other than a notice or sign to indicate the name of the owner and use of the site.
8. All machinery and equipment awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
9. The land is to be cleared of all rubbish and unsightly materials and any machinery and equipment not subject to removal is to be stored within the building. This condition is to be complied with prior to the commencement of other works.
10. Hours of operation to be restricted from 8.00am to 5.00pm, Monday to Friday and from 8.00am to 12 noon, Saturday, with no work on Sundays or Public Holidays
11. Noise reduction measures are to be employed by the applicant as part of the development to the requirements of the Shire Health Surveyor. Details of such measures are to be submitted with the Building Application.
12. Evidence from the Department of Communications is to be provided indicating that the machinery used on the premises will not interfere with television and radio reception in the locality, details of which are to be submitted with the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LANE 12/6/87

ITEM 5: (File DA 178/87)
APPLICANT: N.C. JOHNSON
OWNER: G.H. & N.C. JOHNSON
LAND & LOCATION: LOT 4 DP 513000 PITT TOWN ROAD, MCGRATHS HILL
AREA: 0.85 HECTARES
ZONING: RURAL 1(B) AND MRW 8(C) ENVIRONMENTAL PROTECTION
APPLICATION: ERECTION OF MUSHROOM GROWING SHED FOR USE IN
CONJUNCTION WITH EXISTING MUSHROOM FARM
ADVERTISING: ADJOINING OWNERS - 14 DAYS, OBJECTION RECEIVED
FROM MRS M. VAUGHAN, PITT TOWN ROAD, MCGRATHS HILL
DATE RECEIVED: 14TH APRIL, 1987

S.P. REPORT

Proposed development consists of an agricultural shed containing six mushroom growing rooms, cool room and packing room. It is intended that the additional growing rooms augment an existing mushroom growing operation being undertaken on adjoining land.

Access will be via this existing farm. Existing development on the subject land comprises an approved produce store which will partly screen the proposed shed from the "Winifred Banks" residential subdivision.

Both existing and proposed development involves mushroom growing and packing only with all compost being imported onto the site.

The one objection received is based on the following grounds:

- * Smell of mushrooms compost can be quite strong;
- * High risk of pollution;
- * Detrimental effect on rural amenity of area;
- * Reduction in property values; and
- * Additional shed will increase the number of sheds "in an already heavily 'built-up' area".

The proposed shed will not be visible from the east or Pitt Town Road as it will be screened by existing development.

Council has no record of any complaints being made against the existing mushroom growing operation and it is a known fact that the odour problem experienced at times in the McGraths Hill area emanates from mushroom composting operations due to weather conditions such as temperature inversions. These composters are not associated with the applicant's mushroom farm.

The proposed development is a permissible use under the provisions of Hawkesbury LEP 1984 and is of a minor nature only when considered in the context of the existing farm and produce store.

Recommendation

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

- 1-7. (Standard Conditions - DAs) 1, 3, 9, 18, 21, 26 and 34.
8. Spent compost shall be stored in a manner that does not cause a nuisance to arise.
9. Dry air conditioning shall be installed and operated within the provisions of the Noise Control Act. Full details to be submitted with the Building Application to the satisfaction of the Shire Health Surveyor.

Councillor Horrex declared an interest in this application.

The Shire Planner asked that Condition 8 be altered to read :

8. Spent compost shall be stored in a manner to the satisfaction of the Shire Health Surveyor.

COMMITTEE'S RECOMMENDATION.

THAT APPROVAL BE granted, subject to compliance with the following conditions:

- 1-7. (Standard Conditions - DAs) 1, 3, 9, 18, 21, 26 and 34.
8. Spent compost shall be stored in a manner to the satisfaction of the Shire Health Surveyor.
9. Dry air conditioning shall be installed and operated within the provisions of the Noise Control Act. Full details to be submitted with the Building Application to the satisfaction of the Shire Health Surveyor.

ITEM 6:	(File DA 147/87)
APPLICANT:	MORRISON DESIGN PARTNERSHIP
OWNER:	TRUSTEES OF THE HOSPITAL OF ST. JOHN OF GOD.
LAND & LOCATION:	LOT 1 DP 17870 GROSE VALE ROAD, GROSE VALE.
AREA:	46.61HA.
ZONING:	RURAL 1(B1) ENVIRONMENTAL PROTECTION
APPLICATION:	RENOVATION OF AND ALTERATIONS AND ADDITIONS TO EXISTING HOSPITAL BUILDINGS
DATE RECEIVED:	19TH MARCH, 1987.
ADVERTISING:	ADJOINING OWNERS NOTIFIED - NO OBJECTIONS RECEIVED.

ANCE 12/6/87

S.P. REPORT

The application proposes major extensions to and renovations of existing buildings of the St. John of God Hospital. The applicant as part of his submission indicates as follows:

"... it has been resolved that there be no changes to bed numbers at the Hospital at this stage, but that the existing services require major re-development for improved patient care and efficiency in delivery of that care.

A further complication arose in that geriatric patients in the 'St. John of God' Ward had previously been housed in the original 'Belmont House' building, and as this building is now under a

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Heritage classification it was extremely difficult, without major facial damage, to achieve the necessary fire detection and prevention services for health care buildings. The patients needed to be relocated from this building, and the proposed development herewith includes this rationalisation.

The proposal also includes for an expansion of administrative facilities required to more efficiently manage both in-patient and out-patient services being provided for patients from a wide catchment area."

The cost of proposed development is estimated to be 3.4 million dollars and will considerably enhance the functional ability of the Hospital as well as providing greatly increased amenities for patients, staff and visitors.

The proposal is of a modern design which is both functional and attractive. The design, however, does not attempt to recreate the period architecture of the original Belmont House, although, because of the positioning and layout of the new section, does not detract from the architectural qualities of the existing historical development.

The existing development is listed within Schedule 11 of Council's Planning Scheme being classified as an item of environmental heritage and, additionally, is covered by an Order pursuant to Section 130 of the Heritage Act. In this respect, approval of the Heritage Council will be required for that very small portion of the existing buildings that are to be "demolished" to enable new structures to be joined.

The renovation of the existing sections of building do not alter their external appearance in any way, the renovations merely being an upgrading of internal facilities. Pursuant to Clause 38 of Council's Planning Scheme, Council is obliged to consider, among other things; (a) the extent to which approval of the application would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item; (b) where consent to the application will result in demolition of the item of the environmental heritage; (c) character, location, siting, bulk, scale, shape, size, height, density design or external appearance of the proposed development; (d) whether adequate provision has been made to the landscaping of the site and (e) roof form, materials, colours, textures, etc.

When considering all these matters, in addition to those normally considered under Section 90 of the Environmental Planning and Assessment Act, it is considered that the proposal, by its design, properly addresses these matters and, as such, should be approved by Council.

Recommendation

That approval be granted in accordance with the plans submitted by Morrison Design Partnership subject to the following conditions:

- 1-8. Standard conditions (DAs) 1, 2 (50 vehicles plus 2 bus bays), 7, 8, 21, 25, 28, & 29.
9. Approval as may be required from the Department of Health and the Board of Fire Commissioners.
10. A schedule of proposed building materials, colours and textures to be submitted with the Building Application for approval by the Shire Planner.

11. Approval of the Heritage Council as may be required pursuant to Section 130 of the Heritage Act 1977.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 68/87)
APPLICANT: FADEKO PTY LTD
OWNER: FADEKO PTY LTD
LAND & LOCATION: PORS 44 & 75 PARISH MACDONALD, GORRICKS RUN, UPPER MACDONALD. 9 KILOMETRES NORTH OF ST ALBANS
AREA: 58 HECTARES (APPROXIMATELY)
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL 1(a1)
APPLICATION: THE ESTABLISHMENT OF A RESORT/CONFERENCE CENTRE COMPRISING 40 LODGE UNITS, A RESTAURANT, A LAUNDRY, 3 CONFERENCE BUILDINGS, 5 STAFF DWELLINGS, TOGETHER WITH INFRASTRUCTURE, GENERALLY IN ACCORDANCE WITH THE APPLICATION
ADVERTISING: ADJOINING OWNERS WERE ADVISED OF THE PROPOSAL IN ACCORDANCE WITH COUNCIL'S POLICY AND THE PROPOSAL WAS ALSO ADVERTISED IN THE LOCAL PRESS INVITING PUBLIC COMMENT, THE APPLICATION BEING ON EXHIBITION AT COUNCIL CHAMBERS AND AT THE "THE SETTLERS ARMS" AT ST ALBANS

~~Michael~~ 12/6/87
Glenn. 12/6/87

LETTERS OF OBJECTION WERE RECEIVED FROM THE FOLLOWING PERSONS:

THREE PUPILS OF MACDONALD VALLEY SCHOOL
WALTER PEARSON AND TONI EATTS OF STANMORE
RICHARD ZACHARIAH & MAGGIE TABBERER OF EDGECLIFF
JANICE I LOQUET OF CASTLECRAG
KEVIN ROZZOLI, MP OF PARLIAMENT HOUSE, SYDNEY
ROBIN PHILLIPS OF LANE COVE
GRAEME D SHEATHER, CHAIRMAN, MACDONALD VALLEY DEFENCE ASSOCIATION
BJ & TJ ASKEW OF SETTLERS ROAD, WISEMANS FERRY
ML & JP MUNNS
IAN ROBERTSON OF ST ALBANS
DOONE WATERHOUSE OF ST IVES
R YIBBS OF CENTRAL MACDONALD
E M HARMAN PER MACPHERSON, GREENLEAF & ASSOC OF UPPER MACDONALD
KATE SHORT OF ROSELLE
DAVID & LILLIAS FERRIER OF KILLARNEY HEIGHTS
WALTER H CAVILL OF BRANCH ROAD
THE NATIONAL TRUST OF AUSTRALIA
A FORM LETTER INDIVIDUALLY SIGNED BY 180 PERSONS

A RESUME OF OBJECTIONS FOLLOWS THE PLANNER'S REPORT

DATE RECEIVED: 10TH FEBRUARY, 1987

S.P. REPORT

The submission proposes the establishment of a retreat style resort/conference centre comprising forty (40) residential lodges each capable of accommodating up to a maximum of four (4) persons; a restaurant building

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having an area of 170m²; a conference centre containing a main building having an area of 170m² together with two (2) "mini" conference buildings, each having an area of 70m²; a craft shop and tea rooms within the refurbished existing dwelling; and a reception office within the refurbished existing shed structure.

Proposed support infrastructure comprises five staff dwellings, 3 x 3 bedroom, 2 x 4 bedroom, each having an area of 120m²; two tennis courts; two solar powered bush spas; a sauna; a natural sandstone swimming pool with spa; a laundry, barbeques; childrens' playground; and horse stable and yards.

The submission indicates that the facilities of the development, together with the above infrastructure, be for the benefit of resident guests and not be available to "passing trade" at any time.

The parcel of land offered for development is irregular in shape, has an area of approximately 58 hectares and is comprised of two portions of land in the one ownership. The lesser, Portion 44, being "L" shaped, is traversed by Womerah Creek and the road reserve containing the road known as "Gorricks Run". The greater part of the land within Portion 44 is comprised of creek flood plain and wetlands - incipient swamp - below 20m AHD, whilst the larger part of the parcel, Portion 75, encloses Portion 44 and forms an amphitheatre that rises from 20m to 200m AHD and the existing Gorricks Run Homestead is identified on the 1:25000 series map as being on or about 20m AHD.

The best information available to Council in respect of flood levels in the locality is the study made by Rankine and Hill in 1963 and which was based on information gathered following the flood of 1961. This flood approximated the 1 in 50 year flood frequency level in the Hawkesbury River System. That study indicates a flood level of 19.1 metres AHD in the immediate locality and, having regard to the unreliability of this information, it is considered prudent that the floor level of any new building be not less than 2 metres above the floor level of the existing homestead and that the floor level of all habitable spaces be not less than 3 metres above the floor level of that existing homestead building.

Access to the site of the proposed development is by way of an unformed public road incorporating a ford of the Macdonald River that is considered inadequate. It would be necessary for the applicant to construct an all-weather access from the junction with the Upper Macdonald Road to the main body of the development - the proposed car park - such access, including a new causeway over the Macdonald River being upstream of the existing ford at an RL of 19.1 AHD or as near as is practicable to the satisfaction of the Shire Engineer all within the existing road reserve.

The application anticipates that average traffic movements resulting from the development will be 84 return trips per week. This is based on an average occupancy of 60% by couples staying for a period of two days. However, even if one were to assume a peak occupancy of 100% with one car to each lodge, the resulting traffic generation based on three separate conferences per week would be only 120 return trips per week. This figure is not excessive in terms of either the amenity of the Valley or the capacity of the road.

The Upper Macdonald Road between St Albans and the turn off to Gorricks Run is a rural road generally within a 10 metre reserve and, having regard to the increased traffic likely to be generated by the development,

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it is considered appropriate that the applicant be required to contribute an amount of \$50,000 at the time of approval of any building application followed by an annual contribution of \$10,000, CPI adjusted, commencing on the fifth anniversary of the first contribution, the whole to be expended on the remedial maintenance of that section of Upper Macdonald Road between the township of St Albans and the junction of that road known as "Gorricks Run".

The proposed development is within an identified high bush fire risk area, however, the risk can be satisfactorily mitigated by compliance with Council's Bush Fire Mitigation Policy. The applicant has proposed a number of measures in this regard but it is also considered that the applicant should formulate a contingency plan to be implemented in the event of threat of fire or spread of fire that is acceptable to Council's Fire Control Officer.

The impact of the proposed development on the amenity or environment of the Upper Macdonald is an issue central to most of the objections. The development itself, that is, the lodges, conference rooms, restaurant etc., will not be visible from Upper Macdonald Road as they lie in a side valley known as Gorricks Run. The major visible impact in the valley is likely to be the additional traffic movements, which are not considered to be excessive in number having regard to the existing flows or the low background noise levels. Perhaps the most important contributing factors to the amenity of the valley is its "containment" (relatively narrow valley floor with steep escarpments), the contrast between land use on the valley floor and natural vegetation on the escarpments, and the vistas obtained by driving along Upper Macdonald Road. A host of other factors also contribute to the atmosphere or feel of the valley, eg "bent bridge". The proposed development will not conflict with these existing valued features.

The submission was referred to the Lands Office as an adjoining owner; National Parks and Wildlife Service in respect the possible existence of Aboriginal sites or relics; and the Local Traffic Authority in respect the effect of traffic generated by the proposed development.

The responses are as follows:

Lands Office - Any proposed deviation from the existing public road would need to be formalised;

Any activities should be confined to that land within the subject site boundaries and should not extend into adjacent Crown Land without the prior approval of the Lands Office which approval could not be guaranteed; and

Any caves on Crown Land found by the applicant and suspected to have evidence of Aboriginal occupation must be not interfered with but reported to the National Parks and Wildlife Service.

National Parks and Wildlife Service - Require that an archaeological survey to identify Aboriginal sites and determine whether they will be affected by the development shall be submitted to National Parks and Wildlife Service prior to the commencement of any works.

Local Traffic Committee - No objection is raised to the development.

Resume of Objections

The main thrust of objection is best identified in the text of the following form letter signed by E M Harman and 179 others which is reproduced below:

"Dear Sir,

Development Application 68/87, Gorricks Run

As a ratepayer/resident of the Macdonald Valley, I object to this development on the following grounds:

1. Environment: Developments of this kind will substantially contribute to the destruction of the peace and tranquility of our valley. There ~~can be no adequate~~ safeguards against pollution, in all its forms, from this enterprise. The ultimate loser, without doubt, will be the valley and its people.
2. Fire: Adequate fire control, in the area designated for the proposed development, simply cannot be guaranteed by Fadeko Pty Ltd or anyone else. They don't understand the depth of this problem, their solutions are amateurish and a major fire would be beyond the resources of the Bush Fire Brigade. The construction materials proposed together with location of the buildings (nestled into bushland hillside) guarantee a potential fire disaster.
3. Flood: Gorricks Run is renowned for flash flooding with sudden rises in excess of 6 feet rolling out into the Macdonald River at devastating speed. Any measures to limit the effect of flooding (such as dams, causeways etc.) will alter the normal flow of water to the detriment of rural industries dependent on this water for irrigation etc.
4. Roads: Currently, The Branch Road from St Albans to Gorricks Run turn-off is in extremely poor condition. Council's inability to find sufficient funds to bring this road to an acceptable level has been a contentious issue for many years. The proposed development would generate hundreds of new car movements each week (Fadecos claim of 84 is absurd) and all residents between Wisemans Ferry and Gorricks Run would have to suffer a further, and considerable, degeneration of the road system. Further, the already overtaxed ferry service at Wisemans and Webbs Creek will be placed under additional strain, the resultant delays at peak times are of very serious concern.

I urge the Council not to permit this valley to be ruined by proposals such as this and it is with great emphasis I register my objection to this development."

Additional grounds of objection are:

Disturbance to fauna
Contribution toward road maintenance
Zoning - compatibility
Local employment - guarantee of
Cost to Council
Demand on water resources
Amenity
Construction materials

Helipad
Proposed bridge
Tar sealing of roads
Aboriginal sites
Construction costs
Viability - financially
Comparity with Albert Shire (Qld) development

Most of the above objections have been addressed in the text of the report, however, some specific matters warrant comment.

Firstly, the proposed helipad and the proposed bridge over the Macdonald River have been withdrawn by the applicant following discussion with Council.

Secondly, it is not considered that tar sealing of the Upper Macdonald Road is necessary given the anticipated traffic volumes.

On the question of ferry congestion, given a reasonable distribution of the additional vehicular traffic between the Webbs Creek and Wisemans Ferries the maximum delay in the worst situation would be not greater than 13 minutes.

All other matters raised are addressed in the above report, the summation, or in the recommendation.

Finally, it should be noted that the proposed conference centre has considerable economic benefits for the Shire generally as a tourist asset.

The proposed development is identified as a "tourist facility" a land use permissible within the zone and may be approved.

Recommendation

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

- 1-10. Standard conditions (DAS) 1, 3, 7, 8, 9, 18, 25, 26, 29 and 34.
11. In respect to condition 1 above, plans and specifications shall depict buildings that have been redesigned to comply with the provisions of Council's Bush Fire Mitigation Policy.
12. In respect to condition 5 above, the applicant is to submit engineering details relating to the construction of an all-weather road including a causeway crossing of the Macdonald River from the edge of pavement of Upper Macdonald Road to the proposed parking area that serves the development. Such details and/or plans to be prepared following consultation with Council's Engineer.
13. The abovementioned access road shall be constructed to the satisfaction of Council's Engineer prior to the commencement of any site works.
14. The production to Council of documentary evidence that an archaeological survey of the land has been completed to the satisfaction of the National Parks and Wildlife Service prior to the release of any plans relating to any works within the boundaries of the development site.
15. Provision of a minimum potable water storage of not less than 100,000 litres. Full details of water supply, treatment, storage and reticulation shall be submitted with the building application.
16. The provision of a sewage package treatment plant sufficient to

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- serve the development. Full details of the package treatment plant, reticulation and liquid waste disposal shall be submitted with the building application.
17. The abovementioned water supply and sewage treatment plant shall be provided in conjunction with the installation of external water and drainage services.
 18. A bacteriological analysis of a sample from the potable water supply shall be made monthly and the results of such analysis submitted to Council. The bacterial and chemical quality shall comply with the standards determined from time to time by the Department of Health, NSW.
 19. Full details of the means of solid waste disposal shall be submitted with the building application.
 20. Provision of storage for swimming pool make up water with a minimum capacity of one tenth the volume of the pool. Full details shall be submitted with the building application.
 21. Provision of storage for fire fighting water having a capacity of not less than 180,000 litres. Details of such storage, reticulation and proposed means of pressurising the system in the event of power failure shall be submitted with the building application.
 22. The formulation of a contingency plan to be implemented in the event of fire or threat of fire. Such plan shall be to the satisfaction of Council's Fire Control Officer and shall be accepted by him prior to the approval of any building plan.
 23. All activities associated with the development shall, at all times, be confined within the site boundaries and shall not extend onto adjacent Crown Land without the prior approval of the Lands Office.
 24. All facilities of the development shall be for the exclusive use of resident guests and staff and not be available to the "passing trade".
 25. The payment of an amount of \$50,000 being a contribution toward the remedial maintenance of that part of Upper Macdonald Road between the township of St Albans and the junction of the road known as Gorricks Run. Such payment shall be made to Council prior to the approval of any building plan.
 26. The annual payment of an amount of \$10,000 CPI adjusted being a contribution toward the remedial maintenance of the abovementioned section of road. The first of such payments shall be due and payable on the fifth anniversary of the payment of the initial payment referred to in condition 25 and subsequent payments shall be due and payable on each anniversary of that date.
 27. This approval relates to the proposed development as submitted and no proposal to stage the development would be entertained by Council.
 28. There shall be no trading in or of the proposed development before or until all buildings and works have been completed to the satisfaction of Council.
 29. The floor level to all habitable space shall be not less than 3 metres above the floor level of the existing dwelling house referred to in the submission as the "Settlers Cottage".

Miss Susan Hitchener spoke on behalf of the applicant and Mr. John Clancy replied to a number of questions raised by the Councillors in respect to the development.

Mr. Graham Sheather, Chairman of the MacDonald Valley Defence Association; Mr. Ian Robinson; Mr. Walter Cavill and Ms. Maggie Tabberer, addressed the Committee as objectors to the development.

COMMITTEE'S RECOMMENDATION

DEVELOPMENT CONSENT BE not granted for the following reasons :

1. The proposal is out of character with the amenity of the Macdonald Valley in general and Gorricks Run in particular.
2. There are inadequate services in the locality to serve the proposed development.
3. The proposal is not an allowable use within the relevant Rural 1(a) zone as a "tourist facility".
4. The proposal is not in the public interest.

THAT A FURTHER report be brought forward on any proposed changes in the zoning of the Macdonald Valley.

ITEM 8:	(File DA 208/87)
APPLICANT:	M. & C. KUITERT
OWNER:	M. & C. KUITERT
LAND & LOCATION:	LOT 4 DP 524290 WHITMORE ROAD, MARAYLYA.
AREA:	2.823 HA.
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984. RURAL 1(C).
APPLICATION:	RURAL WORKER'S DWELLING
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	30TH APRIL, 1987.

ATTN 12/6/87

S.P. REPORT

This application seeks approval for an additional dwelling on the land. The proposal falls within the definition of a rural worker's dwelling contained in the Environmental Planning and Assessment Model Provisions 1980. Pursuant to Clause 19 of Hawkesbury Local Environmental Plan 1984, one rural worker's dwelling may, with Council's consent be erected on each ten hectares of land in an allotment zoned Rural 1(c). As the land has an area of only 2.8 hectares and is approximately 70% below the minimum area development standard specified in the plan for rural worker's dwelling, the applicants have lodged an objection to the standard pursuant to Clause 6 of State Environmental Planning Policy No.1 - Development Standards.

A residence, 3 large poultry sheds, a machinery shed and garage and 2 dams are presently situated on the land. The land has been used for intensive poultry farming for approximately 25 years. The applicants require an additional dwelling to accommodate a farm manager and his wife. The farm manager is necessary because of difficulties the applicants have experienced in running the farm due to Mrs. Kuitert's medical problem and that one of them must constantly be on call in case of emergency. As a result, the applicants are unable to leave the farm for any extended period of time for holidays, etc.

Furthermore, Table Talk Chickens Pty. Ltd., for whom the applicants operate under licence, will only authorise the appointment of a manager for the farm on the proviso that onsite accommodation is provided.

The proposed dwelling is to be situated approximately 10 metres from the alignment of Whitmore Road west of the existing dwelling. As the proposed dwelling is to be resited from another location, an inspection was

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undertaken by the Health & Building Department to ascertain the dwelling's condition and suitability for the land. The inspection revealed that, once resited, the proposed dwelling would require painting to upgrade its appearance. It is considered that the painting of the dwelling, as well as the provision of separate onsite water storage and septic tank facilities, should be made conditional upon approval.

As the proposal is justified for the reasons outlined above, it is considered that Council should support the applicant's objection to the minimum area development standard for rural workers' dwellings in the planning instrument.

Recommendation

- A. That Council support a request for the concurrence of the Director of the Department of Environment & Planning in respect of the application.
- B. Should the concurrence requested in A above be forthcoming, the application be approved subject to compliance with the following conditions:
 - 1-5. Standard conditions (Dwellings) 1, 2 - 7.5 metres, 3 - 60,000 litres, 4 and 6.
 - 6. The rural worker's dwelling shall be painted to the satisfaction of the Shire Health Surveyor prior to its occupation by the Farm Manager.

COMMITTEE'S RECOMMENDATION

- A. THAT COUNCIL SUPPORT a request for the concurrence of the Director of the Department of Environment & Planning in respect of the application.
- B. Should the concurrence requested in A above be forthcoming, the application be approved subject to compliance with the following conditions:
 - 1-5. Standard conditions (Dwellings) 1, 2 - 7.5 metres, 3 - 60,000 litres, 4 and 6.
 - 6. The rural worker's dwelling shall be brought up to the required standard in accordance with Council's policy on resited dwellings, prior to its occupation by the Farm Manager.

ITEM 9:	(File DA 215/87)	<i>Michael</i>
APPLICANT:	TRIDEN CONTRACTORS PTY. LTD.	<i>12/6/87</i>
OWNER:	ABT HOLDINGS PTY. LTD.: HAWKESBURY VALLEY MOTORS : HAWKESBURY SHIRE COUNCIL.	
LAND & LOCATION:	LOT 1 DP 542413, LOT 2 DP 559019, DP 90093 & UNNUMBERED LOT SUBDIVISION 1/1944, 21 BAKER STREET, CORNER THE MALL & BAKER STREET, WINDSOR (FORMER HAWKESBURY VALLEY MOTORS & COUNCIL OWNED LAND).	
AREA:	APPROXIMATELY 3288 SQUARE METRES.	
ZONING:	PART GENERAL BUSINESS 3(A) & PART SPECIAL BUSINESS 3(B). HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984.	

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ENVIRONMENTAL PROTECTION.

APPLICATION: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A
RETAIL AND COMMERCIAL DEVELOPMENT.
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY.
DATE RECEIVED: 5TH MAY, 1987.

S.P. REPORT

The development application is for two single storey retail blocks of shops with a gross floor space of 981 square metres and a two storey office building with a gross floor space of 978 square metres, providing a total floor space of 1959 square metres. It is proposed that the development be serviced by 59 car spaces on site to be accessed via a laneway from Baker Street. This parking provision is 10 spaces in excess of that required under Council's parking policy, although 3 of these spaces would be lost should the laneway be extended through to Kable Street.

The development application indicates that the retail buildings will consist of 23 speciality shops in total. (One building containing 10 shops and the other 13 shops). Pedestrian access to the shops is available from the Mall in two locations and in one location from Baker Street. It is proposed that the pedestrian arcades be ramped, rising towards the rear of the shops (i.e., the east).

The site, particularly the Mall elevation, is of critical importance to the streetscape of Windsor. The recently completed Windsor Streetscape Study recommended that the former Hawkesbury Valley Motors' site be sympathetically redeveloped. The report noted that "enclosure" was needed for the street and that the scale of new buildings should respect the original subdivision and adjoining Georgian town houses. It also considered that views from McGraths Hill should be considered. As a consequence, the application was referred to Noel Bell, Ridley Smith & Partners (the authors of the Windsor Streetscape Study) for comment. Mr. Robert Staas of that firm has provided a draft report on the development application for Council's consideration.

Mr. Staas has summarised the draft report as follows:-

- "1. The DA drawings are not of sufficient detail to indicate the proposed quality of detailing and use of materials used to allow a full assessment of the design's impact on the surrounding area. In particular, the profiles of adjoining buildings have not been shown in plan section or elevation in a way that would allow a realistic assessment of the proposed relationships. The perspective from Baker Street is distorted and not a true representation of the development.
2. The scale of the retail development facing George Street is too small in relation to the general form and overall character of the Mall precinct and not considered to be appropriate in this sensitive location.
3. This development is situated at the most important visual focus within the Mall centering on the remaining Georgian town houses and shops. The development's design character is Edwardian in feeling and not necessarily compatible with the Georgian character of the adjoining development.

4. The retail design has not taken into consideration the original subdivision pattern or the form of the original buildings which occupied the site up until the 1940's. Ample evidence of these buildings exists in Council's archives.
5. The Baker Street commercial building is good in scale, form and detail though the quality of the building would be dependent on final documentation. The ramp access from George Street is considered to be unsympathetic in design and scale. This portion of the development is recommended for approval.
6. Development consent should be conditioned on compliance with a code requiring satisfactory documentation and material selection."

In summary, Mr. Staas has a fundamental objection to the proposed retail buildings but not to the proposed office building in Baker Street.

In relation to the proposed retail buildings, the draft report indicates that the site is particularly sensitive because of its location at a focal point within George Street centred on a group of remaining Georgian and early Victorian buildings, and because it occupies a prominent corner position visible from the Thompson Square precinct.

The report notes that the significant buildings surrounding the site are all of a type common to Windsor and fall into two categories, i.e., two storey gabled forms with balconies or awnings or two storey hipped forms with single storey awnings. The buildings which originally occupied the development site were also of these types.

The draft report indicates that George Street is a strongly linear development and the harmony and unity of this commercial section of the street is reinforced by the repetition of forms and the maintenance of a constant building height. Where this pattern has been interrupted by modern development, e.g., at the Post Office arcade site, the rhythm of the street has been interrupted and the visual quality degraded.

The regularity of scale and building form along the Mall is considered to be a very important aspect of Windsor's streetscape. In the block in question the only real break to this pattern is the single storey flat roofed office and shop development immediately opposite the site. It is not considered, however, that the existence of this building is sufficient justification for further single storey buildings.

In regard to the impact of the proposed retail buildings Mr. Staas comments that, whilst their general design is pleasing in itself, the scale and overall form of the buildings is considered to be disruptive in the context of the significant adjoining buildings.

In terms of scale it was not considered that the retail buildings could create the necessary sense of enclosure to the street, as achieved by adjoining buildings. The most desirable building envelope for this portion of the site would be one that approximated the original buildings' height and bulk, i.e., two storied gabled roofed structures with verandahs or cantilevered balconies.

The draft report indicated that a compromise design could be achieved by increasing the scale of the development at the southern end of the site

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where it abuts Loder House and allowing it to step down to a single storey structure on the corner. Ideally, any development should have a substantial gap at the southern end adjoining Loder House to avoid reducing the impact of that building. The building should also be broken down into bays to make it compatible with the original subdivision of the land which was made in the 1820-1830's.

The draft report makes a number of detailed comments on the proposed ramping, awning treatments and external materials which while important can be satisfactorily resolved. In this regard, the applicants have forwarded a schedule of external finishes and coloured elevations to George Street.

The development application for the proposed retail buildings is also deficient in that it indicates no off street loading. However, again it is considered that this can be satisfactorily resolved.

The matter of altering the development application so as to provide for two storey retail buildings of a compatible scale and form to adjoining development has been discussed with the applicant. The applicant has expressed the view that this would make the development uneconomic as they perceived no demand for first floor retail or commercial space.

While first level floor space is certainly less profitable, it is considered that some return can be achieved, possibly offset by the ground floor space. Residential flats may be an option for first floor use.

Council has made a considerable direct investment into Windsor's streetscape through the Mall and its support of the Heritage Restoration Fund. The community is also appreciating the benefits of this through investing in the restoration of shop facades (Council is currently in receipt of two such applications) and by its patronage of the Mall. This investment should be supported by sympathetic new development.

It is not considered that the proposed retail buildings are a sympathetic addition to the streetscape and the applicant has been advised accordingly. At this stage it is recommended that the Council impress on the applicant the need for a sympathetic addition to the streetscape and request that revised plans be submitted for the development. In relation to the first floor area, the Council would look favourably upon a reduced parking contribution should this be provided.

Recommendation

That the applicant be advised of the significant and sensitive location of the site in George Street and Council's requirement for a building/buildings that are sympathetic to that location. Additionally, that the applicant be advised that Council would consider a revised application that addressed the issues raised by Architect Robert Staas and with the inclusion of a first storey. Further, in relation to the first storey, that Council would look upon a reduced parking contribution for this development, and in this regard the applicant be requested to address the issues prior to the Ordinary Meeting of Council in order that the application can be determined within the required time.

Mr. Alan Hunt, Designer and Builder of Triden Contractors Pty. Ltd. and Mr. Dalton, Public Consultant addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICANT be advised of the significant and sensitive location of the site in George Street and Council's requirement for a building/buildings that are sympathetic to that location. Additionally, that the applicant be advised that Council would consider a revised application that addressed the issues raised by Architect Robert Staas, bearing in mind the economic constraints of such a development. In this regard the applicant be requested to address the issues prior to the Ordinary Meeting of Council in order that the application can be determined within the required time.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. HAWKESBURY AGRICULTURAL COLLEGE - LAND ECONOMY DEGREE COURSE. *Glen, 2/6*
P160

Expressing the College's thanks to the Deputy Shire Planner, Michael Coulter and Executive Planner, Gareth Ponton, for their help in arranging planning exercises for the course and for attendance at the College to speak to students.

B2. W.S.R.O.C. - POPULATION GROWTH IN WESTERN SYDNEY. *GLEN 2/6*
W275

"A further 21,100 people moved to Western Sydney in the year to June 1986. Western Sydney now has a total population of 1,064,600. Greatest increases over the year were in Penrith, 5,400 new people, Fairfield 4,300 and Blacktown 4,200.

Western Sydney remains the largest growth area in New South Wales. The annual growth rate is 2.02% almost twice the N.S.W. average of 1.22%. Penrith again had the highest growth rate in Western Sydney, 3.93%, almost twice the Western Sydney average, followed by Hawkesbury 3.85%, Fairfield 2.93% and Baulkham Hills 2.6%.

While a number of councils in coastal areas of the state had similarly high growth rates, such as Shoalhaven 4.48%, Hastings 3.82%, the actual increase was less than 1,600 people in all cases except for Shoalhaven which had an increase of 2,600 people. None of these increases rival the sheer impact of the population growth occurring in some Western Sydney local government areas.

Despite the downturn in the housing market a population larger than Singleton or Grafton settled in Western Sydney last year bringing with them the need for all the town services people need - new roads, new recreation areas, child care centres, etc. All of these provide a burden on the ratepayers of Western Sydney and if continued backlogs of services are to be avoided councils need significant state government assistance, particularly for non-local roads."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

FILE 12/6/87

ITEM 1: (File DA653/85)

SUBJECT: CONSERVATION OF HISTORIC BUILDING AND
REDEVELOPMENT OF SITE FOR SHOPPING ARCADE AND
OFFICES - LOTS 1 & 4 SUBDIVISION 1612 WINDSOR
STREET, RICHMOND - APPLICANT: F. & J. MANSOUR

Council at its Ordinary Meeting of 10th May, 1986 issued development consent for the conservation of the historic building and the construction of an "infill" two storey shopping/office arcade on the land.

Council is now in receipt of advice from the Heritage and Conservation Branch of the Department of Environment and Planning that the Heritage Council approved the proposal in two stages pursuant to Section 63 of the Heritage Act 1977 on 2nd April, 1987. The first stage of the proposal incorporates the restoration of the existing historic building as well as construction of only the ground floor of the infill development for use as retail shops. Stage two of the proposal involves the construction of a second storey on the "infill" building. The second storey is intended for use as professional offices.

The applicant, however, has recently expressed his desire to confine the proposal to Stage one due to a present lack of demand for office space in Richmond and to the considerable cost of the second stage. Notwithstanding this the Heritage Council's approval of the proposal will be void unless development is substantially commenced within two years of its approval.

Given the above and that the conditions attached to development consent 245/1986 previously issued related to the entire proposal in particular the requirement for the onsite provision of 43 car spaces or a contribution of \$168,870 in lieu of this it is considered appropriate that the consent be amended to be commensurate with the staged proposal. Thus a contribution of \$54,892 based on \$3,900 per space is required in lieu of the onsite provision of 14 car spaces for Stage 1 of the proposal.

Recommendation

That development consent for Stage 1 of the proposal be granted generally in accordance with amended plans 86/342/3-1 and 86/342/5 prepared by Milosevic and Nichols and approved by the Heritage Council of NSW subject to the following conditions:

- 1-7. Standard conditions 1, 18, 21, 28, 29, 34 and 35.
8. The payment of an amount of \$54,892 being a contribution in lieu of car parking not provided onsite based on \$3,900 per space for Stage 1 of the proposal.
9. A schedule of proposed external finishes including sample materials shall be submitted for approval by the Shire Planner in conjunction with the building application.
10. Compliance with the following conditions of the Heritage Council of NSW:-

- (a) That the applicant's working drawing and specifications in respect of construction of the new shopping arcade, demolition of the existing shop building shall be approved by the Manager, Heritage and Conservation Branch prior to any work being commenced.
- (b) That approval pursuant to Section 63 of the Heritage Act, 1977 shall be void if the activity to which it refers is not substantially commenced within two years after the date of approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

mtv 12/6/87

ITEM 2: (File C43/12)

SUBJECT: YOUTH RECREATION OFFICER'S REPORT - VACATION CARE CENTRE

A Vacation Care Centre was conducted at the Windsor Polo Club from the 21st-24th of April for the children of working parents. An average of 39 children attended each day, participating in a variety of activities from sports to craft.

A kite-making workshop was held for two hours and children learnt about the history of kites, were shown different types of kites and then were able to make their own simple kite and fly it at the Polo grounds. Twenty six children attended an excursion to the NSW Fire Museum in Penrith followed by a picnic beside the Nepean River. The Centre will operate again from the 6-17th July with an alternative venue of Richmond Neighbourhood Centre.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File L2/87) *Michael 12/6/87*

SUBJECT: REZONING - PORTION 341 PARISH ST MATTHEW, RIFLE RANGE ROAD, SOUTH WINDSOR FROM RURAL 1(D) TO SPECIAL BUSINESS 3(B)

Council has received a rezoning application from D. Matthews and Associates on behalf of Mr T. Lonsdale for the rezoning of his land (2.099 hectares) to Special Business 3(b).

The applicant's submission states in part that:

"During the past 6 months our firm has held discussions with Council regarding our proposal for an office park to be situated adjacent to the South Windsor release area. Council has indicated that there is a lack of short term demand for such a facility and view this as a stumbling block with respect to their possible support for such a scheme.

Our client does not intend early development of the project as he is aware that demand for the scheme will gradually arise as future stages of the South Windsor area reach completion.

It is our view that over the next five years demand for such a facility will greatly increase. We request that Council consider the proposal with a view to incorporating the development into the longer term planning of the region.

Our research has indicated that there is a deficient supply of accommodation for the service industries within the financial reach of participants in the sector and within proximity to the populace."

As noted in the applicant's submission, the planning department has responded negatively to the proposal. The applicant has been advised that the proposal is both premature in terms of demand and also the availability of servicing. In addition it is already Council's view, expressed in a strategic plan for South Windsor, that the land be ultimately zoned Residential.

Currently, the Shire has an over supply of zoned Commercial office space. This is evidenced by the fact that Council has recently approved the conversion of existing first floor office space in South Windsor and Richmond to residential accommodation. In addition, Council is considering further additional office space in the redevelopment of the Hawkesbury Valley Motors site and indirectly through consideration of the North West Sector Heritage List. It is considered that any support for "out of town" office floor space can only be at the expense of the viability of existing centres and areas adjacent to such centres where any expansion should be directed.

In addition the applicant notes that the proposal is a long term one, perhaps five years away. Given this any consideration of the application is premature.

Recommendation

That the proposed rezoning be refused for the following reasons:

1. Additional office floor space is not required at this time in the locality.
2. Consideration of the application is premature given the uncertainty of ultimate development in the locality due to constraints included in the North West Sector Draft R.E.P.

Mr.T.Lonsdale addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL INSPECT THE area.

ITEM 4: (File DA 378/85, BA 393A/86)

Grants 12/6/87.

SUBJECT: "WINDSOR COUNTRY VILLAGE" - LOT 9 DP 220236
BANDON ROAD, VINEYARD

Council is in receipt of an application to amend the above proposal from 120 aged persons units to 108 units. The purpose of the amendment is to reduce the number of 1 bedroom units and provide 4 x 2 bedroom units with the final development comprising of:

- * 104 x 1 bedroom units;
- * 4 x 2 bedroom units;
- * Manager's residence; and
- * Community Centre.

The area affected by the amendment is in the third and final stage of the development.

Approval of this application will not adversely affect existing arrangements for the provision of water/sewerage services and off street car parking.

The amendments sought will not alter the external appearance of the development and will result in a more desirable mix of accommodation.

Recommendation

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

1. Development shall be in accordance with the submitted plan number 3379-A10A dated 11th May, 1987.
2. Minimum building line to front property boundary (Bandon Road) shall be 10 metres.
3. Compliance with Conditions 2 to 20 (inclusive) of Development Consent No. 166/1986 dated 11th April, 1986.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 2168(w))

ELZANETH 12/6/87

SUBJECT: PROPOSED REZONING FOR PROFESSIONAL CHAMBERS - LOT
1 DP730635 NO. 53 LENNOX STREET, RICHMOND - OWNER:
R. & L. WILKINSON - APPLICANT: P. DUNN & CO.

Council is in receipt of an application to rezone land in Lennox Street, Richmond to permit the establishment of professional chambers on the land. The property is located on the north eastern corner of Lennox and Paget Streets, opposite the Richmond Bus and Coach depot and adjoins land used for residential purposes. The site currently contains an existing dwelling and garage which are proposed to be demolished by the applicant and a new building erected for the proposed use. The applicant intends to

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include his accountancy firm in the development and lease the remaining suites to other professions.

The land is zoned Residential 2(a) under Hawkesbury LEP, 1984, which currently allows the establishment of professional consulting rooms in the zone for use by doctors, dentists and other health care professionals. As the proposed use of the land will be for similar professions of a "low key" nature, the development is unlikely to have any adverse effect on the surrounding area and as such the rezoning should be supported. The proposed use is also in accordance with Council's comprehensive draft local environmental plan for the Shire, currently under preparation.

The site, being on the north eastern corner of Lennox and Paget Streets, has frontage to a main road. Access to the land, however, can be gained from Paget Street and consequently the development will not have any significant effect on the flow of traffic in Lennox Street. In addition, the current use of the land for residential purposes is considered to be undesirable, being on a main road. The property has an area of 1024 square metres, which would be adequate for the provision of onsite parking; thus minimising the impact of the development on adjoining landowners.

The development is considered to be compatible with surrounding land uses and accordingly should be supported through the rezoning of the land.

Recommendation

That Council prepare a draft local environmental plan to permit the establishment of professional chambers on the land and that the Department of Environment and Planning be advised that an environmental study is not considered to be necessary prior to preparation of the draft plan.

Councillor Dunn declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File L126/11)

GLANN, 12/6/87

SUBJECT: TIZZANA WINERY - APPLICATION FOR THE GRANTING OF A VIGNERON LICENCE

Notification has been received from Mr. P.W. Auld owner of Tizzana Winery, Tizzana Road, Ebenezer, enclosing an application made by him to the Windsor Licencing Board, pursuant to the Liquor Act 1982, seeking licence of the premises for the sale of local wine made at the winery from grapes grown on the property.

The winery already has an on/off licence for the retailing of wine, i.e., people can buy wine and consume on the premises or buy wine for taking off the premises for external consumption. It is considered that the additional licence for the sale of wine made and bottled on the premises will have no adverse effect to the current operation and should not be objected to by Council.

Should Council not object to the proposal nothing is required of it,

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however, should objection be raised then a submission will be made to the Windsor Licencing Board.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File L8/86)

GL EN 12/6/87

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN TO PERMIT A
DISCOUNT DEPARTMENT STORE - FRANCIS STREET,
RICHMOND - RESPONSE FROM DEPARTMENT OF ENVIRONMENT
AND PLANNING.

The following letter has been received from the Department:

"Following the consideration of a report, the Director, Department of Environment and Planning, has declined to issue a Certificate under Section 65 of the Environmental Planning and Assessment Act, 1979. The major reasons for the Director's decision are that:

- (1) the proposal has not be justified in terms of its impact on land subject to substantial flooding (i.e. 1 in 20 year flood);
- (2) the provisions of Sydney Regional Environmental Plan No.9 - Extractive Industry have not been satisfactorily addressed;
- (3) the scale of the rezoning is unsuitable. The submitted plans indicate that the proposal, even if developed to the maximum, will occupy less than half the site for which the rezoning is sought, consequently, zoning the remainder of the site for general business is inappropriate. If land is to be obtained by the Council for open space purposes it should be zoned accordingly;
- (4) it is not clear from the papers submitted that the Council has addressed the impact of the centre on the remaining residential properties on the northern side of Francis Street or the effect of the proposal on south Francis Street;
- (5) a prediction by studies done of the proposed shopping centre, that its custom will be drawn from as far away as Blacktown and Penrith, would appear unlikely; any centre developed for the subject site would need to be of such a scale as to be sustainable by a much more locally based custom; and
- (6) the visual impact of the rear of the proposed development from the north of the site is a matter of concern which the Council should address.

Given that there may be some doubts in this case about the viability of the proposed development of this site, it is

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considered that the Council should place a 'sunset' clause in any LEP which may be resubmitted. Any new LEP for the site should zone only that area to be developed for commercial use in the first stage of the proposal.

In the light of the above, should the Council wish to proceed further with the abovementioned proposal, the Department would be happy to discuss."

In respect of the points raised by the Department the following comments are made:

1. The proposal, as submitted, provided for a substantial part of the dwelling to be at or above the 1:100 year flood frequency, generally at a level approximating that of Francis Street fronting the subject property, however, a large part of the proposal was indicated to be on land subject to flooding with the commercial floor space being cantilevered over the flood plain with car parking being provided underneath this level. It was considered by Council at the time that that proposal was reasonable given the shops would not be flood liable, however, that the parking area would be affected at approximately the 1:20 year frequency.
2. Sydney Regional Environmental Plan No.9 - Extractive Industry was not addressed in initial submissions to the Department as the Regional Environmental Plan was not gazetted at the time of Council's initial considerations. Basically, the REP indicates that no LEP's shall be prepared that would hinder the objectives of the REP. In this instance, it is considered that the area to be developed by the shopping centre would not hinder the objectives of future extraction of the lowlands as, indeed, the shopping development does not extend far enough north to be within that area of known sand and gravel deposit, although it could be argued that any major development adjacent to the extractive area could inhibit its future extractive potential.
3. The rezoning plan submitted to the Department indicated all that developable area as being sought for rezoning to Commercial 3(a). This was done as it is likely at subsequent development application stage that initial design concepts may change and, therefore, parking layouts and all other areas not strictly used for commercial purposes could change in location. It was felt better to rezone the whole area and not to have a more strict plan in accordance with the submission supported by Council as, if these submissions were altered at a later stage, then the rezoning would not be adequate and development not be able to be approved at that later time without a further alteration to the zoning. This problem could be overcome by suitable wording within the LEP to restrict maximum commercial floor space with the remainder only being used for parking and ancillary uses.
4. It is not sure the extent to which the Department require this matter to be addressed and further clarification will be sought on this issue.
5. The applicant's consultant at the time, Plant Location International, did indicate as part of their catchment potential areas in Blacktown, Penrith and even Springwood and other parts of the lower and middle Blue Mountains. At the time, such figures

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were not agreed to by the report to Council, nor agreed to by Council's own consultants, Kinhill Stearns Pty. Ltd. It is not known how this issue can be overcome as it is believed that the catchment figures cannot support a development of the size proposed.

6. This matter was raised as a concern in subsequent reports to Council, however, was considered to be such that could be properly addressed at development application stage. Modern design techniques for multi-storey buildings, where the bottom storeys are utilised for car parking, are such that satisfactory designs can be provided which cause no more impact than would normal building storeys. There is no doubt that the building would provide an impression of bulk when viewed from the lowlands or escarpment area to the north, however, such area is sufficiently distant to minimise any adverse impression and, as the lowlands is little developed and has no potential for further residential and, indeed, according to REP No.9 will be developed for the purposes of extractive industry in years to come, it is not felt that this matter presents any problem.

It would appear that the main constraint to the proposal, supported by Council, proceeding is that of the area of its commercial floor space. Previous reports to Council indicated that the alternate proposal behind the existing Coles store and over Council's car park would be the maximum development that catchment could cater for. The situation now would appear to exist of a smaller development on the land supported by Council for development, or for the development behind the existing Coles to be reconsidered.

It is considered that both applicants should be invited to resubmit proposals given the terms of the Department's letter.

Recommendation

That the information from the Department of Environment and Planning concerning the draft local environmental plan for a discount department store at Francis Street, Richmond, be received and that developers, Property Estates and Dunsford Investments, be invited to resubmit proposals for Council's further consideration.

Mr. Peter Leyshan of Plant Location International, addressed the Committee.

Councillor Dunn declared an interest in the application.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION from the Department of Environment and Planning concerning the draft local environmental plan for a discount department store at Francis Street, Richmond, be received and that developers, Property Estates and Council's staff seek further consultation with the Department of Environment & Planning with the intention of submitting an amended proposal.

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ITEM 8: (File L10/86)

Chen 12/6/87

SUBJECT: NORTH WEST SECTOR HERITAGE LIST - DRAFT LOCAL ENVIRONMENTAL PLAN

When this report was dealt with by Council at its last meeting it was felt, at the time, that the outstanding buildings yet to be determined would be put to this Committee Meeting. Council is advised that the matters have not been presented as there has not been sufficient time to report on the outstanding list given the points raised in some of the submissions received and, therefore, the report will be presented to Council at a later date.

The landowners involved are being notified of the delay in processing and, as the matter has been with Council for some 18 months, it is not felt that any undue concern will be experienced by the items not being determined at this time.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Chen 12/6/87

ITEM 9: (File DA 662/86)

SUBJECT: MUSHROOM COMPOSTERS PTY. LTD. - POST OFFICE ROAD, EBENEZER.

At its meeting of 14th April, 1987, Council consented to development of the land by the upgrading of existing mushroom composting development involving the erection of additional buildings comprising:-

- 1) machinery shed to house machinery used on site;
- 2) laboratory, office and amenities to replace existing temporary structure;
- 3) proposed building containing six growing rooms to be used in association with experimental development;

subject to a number of conditions including at -

Condition No.8:-

"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."

Condition No.9:-

"That any offensive nuisance that emanates from the site shall be alleviated forthwith to the satisfaction of the Shire Health Surveyor."

Condition No.13:-

"The development is not to result in any increase in production of compost."

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A letter on behalf of Mushroom Composters has been received from Solicitors Phillips Fox, the letter being as follows:-

"We are the solicitors for Mushroom Composters Pty. Limited and we refer to Council's Development Consent No.188/1987 issued to Mr. D. Heley, our client's Manager, on 16 April 1987.

Our client asks that Council reconsider the following conditions:

Condition 8

This condition is, we suggest, vague and uncertain and, as a result, incapable of being complied with. If Council is concerned about the approved development generating a nuisance, then Council will have its remedies at law in the event of any nuisance arising. However, as presently drafted, Condition 8 seeks to protect the amenity of the neighbourhood without imposing performance standards.

For example, we submit that odours emitted from our client's approved development for the establishment of the mushroom compost growing operations (see your Notice dated 25 October 1978) form part of the 'amenity of the neighbourhood'. By what criteria are Council or our client able to establish that the amenity of the neighbourhood has been interfered with 'in respect of smell'? In this regard, we remind you that the development approved pursuant to your Notice of 16 April 1987 is, as described therein, to erect and use buildings.

We ask that Condition 8 be deleted.

Condition 9

This Condition purports to give to the Shire Health Surveyor the power to require immediate compliance with a direction to alleviate 'any offensive nuisance that emanates from the site'.

We submit that Council has no power under Section 91 of the Environmental Planning and Assessment Act to impose such a condition. Should Council be of the opinion that any occupier or owner of land is responsible for the creation of a nuisance, council has its remedies at law. However, in those circumstances Council must first establish the existence of a nuisance. Condition 9 purports to give to the Shire Health Surveyor the right to give directions without having first proved the existence of a nuisance.

In any event our client rejects the inference contained in the condition that offensive nuisances do emanate from the site.

However as you are aware our client has consistently demonstrated a willingness to co-operate, and will continue to co-operate with Council in relation to the control of odours from the premises. Our client's objection to Condition 9 is not to be interpreted by Council as a disinclination by our client to continue such co-operation.

We ask that Condition 9 be deleted.

Condition 13

The approved Development Application is described as 'the erection of additional buildings comprising:

1. machinery shed to house existing machinery used on site;
2. laboratory, office and amenities to replace existing temporary structure;
3. proposed building containing six growing rooms to be used in association with experimental development.'

Our client grows compost in accordance with the terms of a current development approval. There is no condition of that approval that seeks to limit our client's production levels, so long as compost is produced in compliance with the conditions of consent.

Condition 13 has no nexus with an application to erect buildings. In our view Council is without power to impose Condition 13 and we should be grateful if you would indicate what power Council has relied upon to impose the condition.

Accordingly we ask that Condition 13 be deleted.

We await your reply."

Condition 8 is a standard condition of Council applied to a wide range of different land uses and is applied to allow Council the opportunity of controlling development where it is considered that a nuisance arises from the development in a greater form than that which would be normally attributable to the development, e.g., in industrial development it is normal to attribute some noise emissions, etc., from various industrial uses, however, such a condition as imposed here would not be actionable unless the emissions exceeded normal tolerable levels as perceived by Council and the community for a properly managed development. Likewise in the subject development consent the approved land use, i.e., for mushroom growing rooms and various sheds and amenities, etc., is not considered to unduly affect the amenity of the neighbourhood unless the use of the buildings either operates outside the terms of Council's consent, which may cause a greater nuisance or if the operators utilise unsound management techniques which may cause some nuisance to be emitted which better management techniques would not cause.

Whilst the condition is generally seen to be a subjective one, particularly in relation to smell, these conditions have been upheld by the Land and Environment Court in other instances and it is felt such conditions should not be deleted in this instance.

With respect to Condition No.9, it is considered that the wording of the condition does not suggest it give to the Health Surveyor the right to give directions without having first proved the existence of a nuisance for, like any condition of a development consent, such is only ultimately determined if in dispute, in Court, and for Council to be successful would require the nuisance to be proved. However, the condition does give the Health Surveyor authority to require elimination of nuisance where such nuisance is of an obvious nature and not in dispute. It is considered that Condition No.9, therefore, should not be deleted.

Condition 13 merely enforces the terms of the application, i.e., the application for the erection of sheds, mushroom growing rooms and

amenities and reminds the applicant that the application consented to by Council does not and is not to be interpreted as giving a right for increase in compost production. Whether the condition is enforceable at law is a matter for Courts to determine, however, it is considered that the condition is appropriate given the past history of development of the land and, therefore, should not be deleted.

It is therefore considered that the Solicitors for Mushroom Composters be advised that Council is not prepared to delete condition Nos. 8, 9 & 13.

Council is advised that on 11th May, 1987, the following letter was sent to Mushroom Composters which is self-explanatory:

"Your Company is referred to development consents issued by Council over the subject land, and recent conversations with employees of the Company by Officers of Council's Health and Building, and Planning Departments.

You will be aware that the 1978 consent of Council related to an application by you in two stages. Stage 1 indicated a composting area on a concrete slab of 4800m² with Stage 2 being for an additional 2400m². Only Stage 1 was consented to subject to a number of conditions.

Council became aware that the slab subsequently constructed, excluding access lane, was of an area of 5490m² and that a number of other departures to the 1978 consent were evident. Subsequently, in 1985, your Company applied to Council to legalise these works with the enticement of the construction of certain waste water treatment facilities. The proposal was consented to subject to additional conditions.

Be advised that Council is not satisfied that sufficient attempt is being made by you to comply with the conditions of its 1985 consent, even though you are operating on the increased area. Council believes it has been very reasonable in allowing you time to comply with the conditions but cannot continue to allow a situation where there is not the likelihood of relief from air emissions currently from the premises.

Accordingly, you are hereby directed to reduce all composting operations to an area not in excess of 4800m² and generally as applied for by you in 1978 and consented to by Council. This containment of operations to the area indicated is to remain in force until conditions contained within the 1985 consent have been completed to Council's satisfaction.

Council requests your Company's confirmation that this notice will be adhered to. Should confirmation be not received by 4.00 p.m. on 22nd of May, 1987, Council will institute injunctive proceedings in the Land and Environment Court against and without further reference to you."

Recommendation

That Solicitors Phillips Fox, on behalf of Mushroom Composters, be advised that Council does not consider it appropriate to delete Condition Nos. 8, 9 and 13 from Development Consent No.188/1987 dated 16th April, 1987, and that the information of action of Council by its letter of 11th May, 1987, concerning proposed legal action be received.

Mr.Reg Atkinson and Mr.Les Sheather addressed the Committee, as objectors to the development.

Councillor Horrex declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Caron 12/6/87

ITEM 10: (File P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

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

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE

1. ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund Nos.	59678 - 60460	3,699,053.68
Trust Fund Nos.	5439 - 5488	515,776.41
		<u>\$4,214,830.09</u>

2. STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

3. CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT & SHIRES ASSOCIATION - GENERAL CIRCULAR NO. 5/1987

1. State Wage Case

Councils were informed in Special Circular 17/87 on the 18 March 1987 that the Industrial Commission of New South Wales in Court Session made the necessary specifications, direction orders and awards to apply the National Wage Case increase of \$10.00 per week to wage and salary rates under State Awards generally on 16 March 1987, but reserved its decision otherwise.

The State Wage Case judgement of the Commission in Court Session was handed down on 2 April, 1987 and the judgement has set out the new principles of wage fixation that are to apply from 10 March 1987.

The package provides for a two-tiered system of wage adjustments as follows:-

"Wage Adjustments

First Tier

- a) There will be a state wage increase of \$10.00 per week in award wages and salaries to operate from the first pay period to commence on or after the 10 March 1987. Junior rates expressed in flat money amounts in awards will be increased proportionately.
- b) Following a conference of the parties to the National Wage Case proceedings to be convened by the Australian Conciliation and Arbitration Commission in October 1987, this Commission will consider whether a further increase in the first tier should be awarded during the period of operation of the package. Such an increase, if any, shall not exceed the equivalent of a 1.5% increase in wages and salaries.

Second Tier

- a) No improvements in pay or conditions under the second tier principle will result in an increase in costs exceeding 4% of wages and salaries.
- b) Subject to agreement between the parties concerned, and processing of such agreement in accordance with the appropriate principle, increases not exceeding the 4% ceiling may be approved from a date to be fixed by the Commission.
- c) Failing agreement between the parties concerned, the Commission will arbitrate in accordance with the relevant principle or principles, and, in such cases, the Commission will award no more than 2% to operate from a date no earlier than 1 September, 1987 and no more than a further 2% to operate from a date no earlier than 1 July 1988.
- d) The Commission will not award retrospectivity in relation to any second tier increases".

2. Medical Certificate

The Australian Medical Association has written to the Associations advising that a waiting room poster has been sent to doctors to make it clear to patients that doctors are unable to write certificate of questionable validity.

B2. LOCAL GOVERNMENT & SHIRES ASSOCIATION - SEMINAR. C48/7

Confirming the issue of a circular to member councils advising of the seminar - Archives in Local Government and Public Libraries - to be held on 27th and 28th May at Hawkesbury Shire Council and that the Associations will be co-ordinating registrations and collecting money for this purpose.

Advising that the Minister for Local Government has been urged to perform the official opening of proceedings.

(C.L. - The Minister has advised that she is unable to open the Seminar. The Seminar will now be opened by Mr F.A. Elliott, Secretary of the Department of Local Government.)

B3. THE HON J CROSIO, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR WATER RESOURCES - SYDNEY CITY COUNCIL.

The following letter has been forwarded to the Shire President:

"I wish to acknowledge receipt of your correspondence concerning Sydney City Council.

The issues involved in the dismissal of the Council have been widely canvassed in the media and debated in State Parliament.

Essentially the State Government considered there were grave problems associated with the conduct of the Sydney City Council's business. Ultimately the Government had no recourse but to dismiss the Council.

Please assure your Council that its views have been carefully noted by me."

B4. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 6/87 - INDUSTRIAL INFORMATION

1. Industrial Democracy & Employee Participation Seminar

The seminar will be held on 22nd May, 1987, at the Acacia Room, Bankstown Civic Centre.

2. Second Tier Increases

The Federated Municipal & Shire Council Employees' Union of Australia (NSW Division) and the Municipal Officers' Association of Australia (NSW Branch) have written to the Associations seeking discussions on the second tier 4 percent increase.

It is expected that the second tier increase will be negotiated in line with the restructuring and efficiency principle which may involve changes in work practices.

These principles state as follows:

"(a) Increases in rates of pay or improvements in conditions of employment may be justified as a result of measures implemented to improve efficiency in both the public and private sectors.

(i) Changes to work practices and changes to management practices must be accepted as an integral part of an exercise conducted in accordance with this principle.

(ii) Other initiatives may include action to reduce demarcation barriers, advance multi-skilling, training and re-training, and broad-banding.

(iii) Changes to working patterns may be necessary.

(b) This principle shall be subject to the second tier ceiling.

- (c) Any changes in the nature of the work, skill and responsibility required or the conditions under which the work is performed taken into account in assessing an increase under this principle shall not be taken into account in any claim under the work value changes principle".

Councils should contact the Associations if they receive a claim from any unions seeking the increase.

3. Superannuation

The new Wage Fixing Principles also provide for the certification of approved superannuation schemes as follows:

- "(a) Consent awards made by the Commission providing for employer contributions to approved superannuation schemes for employees covered by consent awards provided those consent awards:
- (i) operate from a date determined or approved by the Commission; and
 - (ii) do not involve the equivalent of a wage increase in excess of 3% of ordinary time earnings of employees.
- (b) Where, following a claim for employer contributions to approved superannuation schemes for employees, the parties are unable to negotiate an agreement consistent with this principle, and conciliation proceedings before the Commission have also failed to achieve such an agreement, the Commission shall arbitrate on that claim.
- (c) In any case in which the Commission determines, pursuant to (b) of this principle, that a claim or part thereof should be granted, it shall award no more than 1.5% of ordinary time earnings to operate no earlier than 1st January 1989.
- (d) The Commission will not grant retrospective operation for any matters determined in accordance with this principle.
- (e) For the purposes of this principle, approved superannuation scheme means a scheme approved in accordance with the Commonwealth Operational Standards for Occupational Superannuation Funds".

The intent of the principle was that employees who were not already benefiting by the provision of superannuation would be the first to receive such a benefit.

Local Government employees have superannuation provided for by the Public Authorities Superannuation Act, 1985, which covers Councils, hospitals and statutory bodies.

4. Industrial Arbitration (Employment Protection) Amendment Act 1987

The Industrial Arbitration (Employment Protection) Amendment Act came into operation on 1 April 1987.

The new provisions vest a general jurisdiction in the Industrial Commission to deal with termination of employment matters in lieu of those under the Employment Protection Act.

5. Australian Traineeship System - Rate of Pay for Trainees

Councils are advised that due to the State Wage Case, March 1987, the rates of pay for Local Government Clerical and Childcare Trainees have been increased to \$136.10 per week, operative from the first pay period to commence on or after 10th May, 1987.

6. Occupational Health & Safety (First-Aid) Regulation 1987

The above regulation appeared in the New South Wales Government Gazette No. 33 (13th February, 1987) and relates to the provision of first-aid chests, first-aid rooms, first-aid personnel and a register of injuries and treatment.

The legislation imposes a number of new obligations on Local Government, and the Associations have made representations to the Department of Industrial Relations and Employment on this matter, and Councils will be advised of any future developments.

7. R.S.I. Code

The National Occupational Health and Safety Commission has released a general code of practice on "The Prevention and Management of Occupational Overuse Syndrome". The code was gazetted on 17th March, 1987. The code emphasises consultation between employers and employees in the prevention and management of occupational overuse syndrome.

Occupational overuse syndrome, also known as Repetition Strain Injury (RSI), is a collective term for a range of conditions characterised by discomfort or persistent pain in muscles, tendons and other soft tissue, with or without physical manifestations.

8. Health Surveyors' (State) Award

Councils were advised in General Circular No. 1/1987 of a claim by the Health Surveyors' Association to vary Clause 3(ii) of the above award in regard to the variable working hours provisions. The claim, if granted, would allow the Conciliation Committee or Commissioner to hear disputes concerning variable working hours on merit and determine the matter in cases where there is no agreement.

On 10th April, 1987, the Conciliation Committee referred the application to the Industrial Commission of New South Wales for determination. The Associations have resolved to engage Counsel and oppose the claim.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File 3526c)

SUBJECT: REMOVAL OF COVENANT - LOTS 519, 520 & 521
PAMELA CRESCENT, BOWEN MOUNTAIN

A request has been received from Todhunters, Solicitors, on behalf of the

owners of the above lots to release a covenant that requires that plans and specifications for any buildings be approved in writing by Bowen Park Developments Pty Ltd, its successors or assigns.

Bowen Park Developments Pty Ltd is now known as Braliama Holdings Pty Ltd, which was the company associated with the subdivision of the land. Braliama Holdings Pty Ltd have given their consent but have advised the correspondent that part of the land is now owned by the Council as public reserve.

No objection is raised to the removal of the Covenant as Council has adequate powers under the Local Government Act, 1919, and Ordinance 70 to control the erection of buildings.

Recommendation

1. That Council raise no objection to the removal of the Covenant on lots 510, 520 and 521 Pamela Crescent, Bowen Mountain.
2. That any legal costs incurred by Council be borne by the applicant.
3. That all documents be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C51/43)

SUBJECT: PROPOSED SALE OF PROPERTY 21 BAKER STREET, WINDSOR

Representatives of the Company, Dagwala Pty. Ltd., have recently held discussions with officers of the Council concerning a proposed development of the land at the corner of George and Baker Streets, Windsor. The development proposal is for two (2) single storey retail buildings fronting the George Street Mall and a two (2) storey office building fronting Baker Street. The land on which the development is proposed includes the former site occupied by Hawkesbury Valley Motors and also the Council owned property at 21 Baker Street.

In view of the fact that the Council owned property is instrumental to the development as a whole, the agents acting on behalf of the applicant company have submitted an offer to purchase 21 Baker Street at a price of \$155,000 cash upon completion of the sale. This offer has been discussed with Council's Valuer and it is considered that the price is acceptable having regard to the current market.

The Development Application is included in the agenda for the General Purpose Committee - Development Section, to be held on 26th May, 1987.

Recommendation

The offer by Dagwala Pty. Ltd., to purchase the property known as 21 Baker Street, Windsor, at a price of \$155,000 cash upon completion of sale, be accepted and authority be given for all associated documents to be signed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C51/53, C52/5, T220)

SUBJECT: LEASE OF COFFEE SHOP - TOURIST CENTRE

At its Ordinary Meeting held 8th July, 1986 Council resolved the following:

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

In view of the employment of a consultant to review the operations of the Tourist Information Centre, Council's solicitor was instructed to cease preparation of the formal lease agreement pending the outcome of the consultant's recommendations.

Subsequently the consultant recommended in part expressions of interest be sought for the operation of the restaurant and auditorium area at the Tourist Centre which was subsequently adopted by Council at its meeting held on 7th April, 1987.

The current tenant was advised in January this year of the commissioning of a consultant by Council to examine the tourism facilities and organisation structure for management of the Shire's tourism services and that this would encompass the functioning of the services provided at the Tourist Information Centre including the Coffee Shop. The tenant was further reminded in March that a lease would not be entered into until the consultant's report had been received by Council.

In view of the conflicting resolutions it is proposed to proceed with the latest resolution and inform the current tenants of the coffee/shop within the Tourist Centre of Council's action with an indication that they may submit an expression of interest.

An operations profile is currently being prepared providing Council's requirements for the conduct of both the auditorium and restaurant and it is proposed to advertise for expressions of interest in the near future.

Recommendation

That the report be received.

Mrs. Susan Fookes addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE LEASE OF THE Coffee Shop at the Tourist Centre be offered to the present tenant, and a further report be brought forward to allow Council staff to negotiate with the present tenant of the Coffee Shop regarding the operation of the Auditorium.

ITEM 4: (File 4350-1W, C51/17)

SUBJECT: SALE AND ACQUISITION OF LAND - RICHMOND - NURSING HOME

Council has been approached by the Hawkesbury Community and RSL Homes Trust to sell the vacant land at the rear of the Senior Citizens' Centre in March Street, Richmond for the establishment of a nursing home and associated facilities to replace the existing home in West Market Street.

It has been indicated that the Trust would be willing to sell/exchange the vacant former Richmond Council Works Depot site (Lot 4) behind the nursing home, and No. 145 March Street (Lot 2) containing a leased brick cottage.

Valuations have been obtained of the above properties as follows:

Nursing Home land - Lot 4 vacant \$75,000
Lot 2 (cottage) \$65,000

Council land 4600m² - \$200,000

The Council land valuation has been based on a delayed settlement of up to two years.

Lot 4 was sold by Council in 1979 for \$10,000 to the nursing home to be used for an extension to the home. This did not proceed due to the difficulties of operating the nursing home on both sides of a public lane.

Council owns the property at No. 141 March Street which is presently occupied by a protected tenant. If Council were to acquire the adjacent Lots 2 and 4 from the Trust, only No. 143 March Street would remain privately owned in that "block" between March Street and the parking areas at the rear of the shops in Windsor Street.

Recommendation

1. That Council agree to sell the land at the rear of the Senior Citizens' 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 on 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File C45)

SUBJECT: HOME AND COMMUNITY CARE

The report to Council on this matter (April 1987) outlined the aims and objectives of this Federal Government initiative. Present legislation incorporated community health, meals on wheels, paramedical services and Home Care. Provision is also made for community organisations to apply for funding, once priority needs have been established by the Department of Youth and Community Services.

A representative community consultation organised by the Hawkesbury Co-ordinating Group for the Handicapped, identified priority areas to be recommended for funding under this programme.

- 1) Access to respite services being conducted by Hawkesbury Area Rehabilitation Centre (HARC). There is no suitable vehicle in the Shire for safe transport of people in wheelchairs or who use walking frames. Provision of a vehicle with hydraulic lift is a major need, with HARC the appropriate sponsor for such an application.
- 2) Provision of improved facilities for respite care.
- 3) Multidisciplinary Therapy - Physiotherapy
Occupational Therapy
Speech Pathology
- 4) Additional Meals on Wheels outlet, and expansion of provision of meals by Centres. (Senior Citizens', HARC programmes)

Recommendation

~~That the report be received.~~

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File C40/13)

SUBJECT: BICENTENNIAL ART WORK - CERAMIC MOSAIC

Last year Mrs. Marjorie Douglas of Sackville approached Council regarding the development of a ceramic mosaic depicting the history of the Hawkesbury and having approximate dimensions of 2.4m x 1.8m. Mrs. Douglas has now completed the investigation into the mosaic, prepared the necessary art work and undertaken most of its production. Some 800 hours has been spent on the work and a colour plate of the end product will be available for the Committee Meeting.

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The completed work would be suitable for a number of positions in the public buildings throughout the Shire. After consideration and discussion with the Community Arts Officer and Chief Librarian, it is recommended that the completed work be placed on the western wall inside the central library's entrance.

To create the mosaic, materials have been acquired by Mrs. Douglas and Windsor High School to the value of \$1,000 and this includes expensive cutting machinery. Reimbursement of this amount has been requested.

In addition, it is proposed that a fee of \$1,000 be paid for the erection of the work, which would take approximately one week, and the artist be paid \$1,000 for the art work. An additional cost would be for the Council to render the wall a few weeks before the work is erected.

Recommendation

1. Mrs. Marjorie Douglas of Sackville be advised that Council is desirous of acquiring her Ceramic Mosaic and in doing so, is prepared to agree to :
 - a. the payment of a fee of \$1,000 to the artist;
 - b. the payment of \$1,000 for the establishment of the artwork in the Library foyer;
 - c. pay the Windsor High School \$1,000 for materials and machinery acquired.
2. That \$3,000 be voted towards the works.
3. Mrs. Douglas be thanked for her generous offer of the Mosaic.

The Shire Clerk asked that the words "the Windsor High School" be deleted from 1(c) of the recommendation.

COMMITTEE'S RECOMMENDATION

1. MRS. MARJORIE DOUGLAS of Sackville be advised that Council is desirous of acquiring her Ceramic Mosaic and in doing so, is prepared to agree to :
 - a. the payment of a fee of \$1,000 to the artist;
 - b. the payment of \$1,000 for the establishment of the artwork in the Library foyer;
 - c. pay \$1,000 for materials and machinery acquired.
2. That \$3,000 be voted towards the works.
3. Mrs. Douglas be thanked for her generous offer of the Mosaic.

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ITEM 7: (File C52/3)

SUBJECT: PROPOSED GOVERNMENT OFFICE BLOCK - WINDSOR

Correspondence from various parties relating to the proposed Office Block on land fronting Macquarie and Mileham Streets, has been placed before Council from time to time. In recent weeks, a developer approached Council with a proposal for redevelopment of the Hawkesbury Valley Motors site that includes office space which would have the Department of Social Security as its tenant. This development application is reported to this Committee Meeting.

Prior to that developer approaching Council, there was continual negotiation with the Federal Department of Local Government and Administrative Services and Department of Social Security. The Department of Local Government and Administrative Services indicated agreement for the Council site and building with, in recent times, the Department of Social Security raising concerns over traffic and the relationship of the proposed office site to Macquarie Street.

During the visit of the Prime Minister's Country Task Force to the area in April, the opportunity was taken of making a written submission which included a number of Council objectives and resolutions concerning Federal Government issues. One of the matters raised was the problems that were occurring with the Office Block site including the length of the period for a definitive decision to be made. As a result, the Chairman of the Task Force, The Hon. Barry Cunningham, Member for McMillan, has written and advised as follows:-

"However, I am pleased to be able to inform you that as a result of the task force's representations on your behalf, the Department of Local Government and Administrative Services proposes to invite public offers for provision of suitable accommodation for the Department of Social Security in the Hawkesbury region.

The task force has been advised that the Department of Social Security considers the Council site is not well located in relation to the Town Centre, and as it is adjacent to a very busy main road, it would be unsuitable for the Department's purposes.

The Department is also concerned that client access would be both difficult and dangerous and that traffic noise, when combined with aircraft noise could cause operational difficulties.

However, following the task force's representations, the Department of Local Government and Administrative Services has proposed to invite public offers to provision of suitable accommodation by pre-commitment lease.

Although this does not resolve the primary location problem with your Council's proposed building, it does provide your Council with the opportunity of refining your development to address the reservation on accessibility and noise associated with your current proposal."

Alternative proposals are being prepared and will be ready to be placed before Council so that a submission can be made when the tenders are called.

Recommendation

That the information concerning the provision of office space for the Department of Social Security be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File R186, C47)

SUBJECT: RATE INSTALMENT REMINDER NOTICES

A major malfunction has occurred with Council's computer programme which produced the rate instalment reminder notices due on 15th May, 1987. In 1986 Council had a major change in the structure of the programmes operating on the computer system. As a result, the computer programme which produces the rate instalment reminders, was rewritten by the software supply company, Samaka Australia Pty Ltd. In the testing of those programmes a number of errors were found and corrected however after the instalment reminders were posted it was discovered that further errors had occurred. The errors fell into the following general categories:

1. Properties where the rates had been paid in full and further instalment notices were issued.
2. Properties where the second, third and fourth instalments were calculated incorrectly.
3. Properties where the first payment was not received and did not qualify for payments under the four instalment plan however did receive a Reminder Notice.

It is also apparent that a number of properties in the North Richmond Sewerage and Glossodia Water Benefit Areas have received errors in the calculation of the instalment amounts because of the deferred payment of \$348 and \$235 respectively.

As a result of the difficulties experienced in advising the ratepayers of the correct instalments due it is proposed to forward a further reminder notice for the third and fourth instalments in approximately three weeks time.

A further period of grace has been provided for the payment of the second instalment to 29th May, 1987.

The software supply company, Samaka Australia Pty Ltd have been formally advised of the problems which have occurred with the instalment notices, Council's concern expressed regarding the service provided and the company has been informed of the embarrassing position it puts Council in with its ratepayers.

Further, that their position will be reviewed with a view to termination should there be any further occurrences.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File P165/8)

SUBJECT: COMMUNITY BUS

Use of the existing unit has been of assistance to the elderly, church groups, charitable organisations, childrens groups and associations. Usage is now heavy and with due regard to groups that seek a weekly booking the existing bus is sometimes not available.

The bus has travelled in excess of 90,000km and will require replacement in 1988. Cost of replacement is estimated at \$31,500. In respect to Council providing the driver, it would be necessary to appoint up to two employees with arrangement for out of normal hour service on the basis of reimbursement of Council cost. This could also be taken by the Department of Motor Transport as competition against private enterprise and would certainly infringe on the low cost for usage as laid down under the guidelines.

Provision of a second bus would be preferred to Council providing an operator.

In regard to the provision of facilities for the disabled consideration should be given to the need for loading facilities and the effect on internal seating layout to provide for wheelchairs with loss in seating capacity.

The Hawkesbury Area Rehabilitation Centre is seeking to purchase a bus for this purpose through government grant and is an organisation suited to co-ordination of the operation and able to assess the needs throughout the community. Council should support their proposals including action for funding of a co-ordinator to carry out the necessary administration and liaison work that is most important in this field.

It is felt that Council should not purchase an additional vehicle which would have multifunctional operation but should provide sufficient funds for replacement of the existing vehicle which would satisfy those services currently provided.

Recommendation

That provision of funds for the replacement of the Community Bus be included in the 1988 Estimates and that Council support the Hawkesbury Area Rehabilitation Centre in their application for a bus with facilities for use by the disabled.

COMMITTEE'S RECOMMENDATION

COUNCIL RETAIN THE existing bus and funds be considered in the 1988 Estimates for an additional bus, the style of bus to be dependent upon the decision regarding the application by the Hawkesbury Area Rehabilitation Centre for a bus with facilities for use by the disabled.

SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT

ITEM 1: (File 702-9208(W))

SUBJECT: LOT 8 DP247391 CLARE CRESCENT, OAKVILLE

In 1983 a Statement of Claim was received alleging that the dwelling at the above premises had been constructed in a position other than that approved by the building application and as a consequence was flooded in 1978.

The matter was referred to Council's solicitor who briefed Counsel for an opinion. The advice received from Counsel was that the claim should proceed to a hearing.

The Local Government Act was recently amended to provide that a council shall not incur any liability in respect of:

- (a) any advice furnished in good faith by the Council relating to the likelihood of any land being flooded or the nature or extent of any such flooding; or
- (b) anything done or omitted to be done in good faith by the council in so far as it related to the likelihood of land being flooded or the nature or extent of any such flooding.

This amendment is retrospective and precludes the claim.

Solicitors acting for the Plaintiff have submitted that the litigation has been effected by the amending legislation and have offered to discontinue proceedings with each party paying its own costs.

Council's solicitor has advised that the argument made by the Plaintiff's solicitor is not unreasonable and that should Council wish to recover its costs the matter would need to be argued before the Master in the Supreme Court which would involve all aspects and merits of the case and could cost as much and take as long as the proposed hearing would have done. It is expected that the Court would have a degree of sympathy with a plaintiff whose action has expired because of an amendment to the Act, particularly when the amendment is made retrospective.

Council's costs in the matter are \$5,268.40.

In consideration of the advice received from Council's solicitor, he has been instructed to agree to the proposal submitted by the Plaintiff's solicitor.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File L125)

SUBJECT: LIBRARY OPENING HOURS SURVEY

Further to the annual report the following advertisement will be appearing in the Gazette and Courier for two weeks, commencing 27th May, 1987.

The above survey will also be conducted in both libraries. This should enable the returns to be collated and a report prepared in time for the Ordinary Meeting in July.

Recommendation

That the report on the Library Opening Hours Survey be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File L125/7)

SUBJECT: LOCAL STUDIES WRITTEN FAMILY HISTORY ENQUIRIES

As indicated in the Annual Report for 1986, there has been a dramatic increase in the number of written family history enquiries being received.

Answers generally require sending a standard form and then supplying photocopies with the subsequent answer. Persons living within a reasonable travelling distance are requested to visit the library and undertake their own research.

Library users pay for photocopies and reader/printer copies, but at present no mechanism is approved whereby correspondents pay for copies.

It is not proposed to charge for information, but to cover costs such as those indicated which do not arise when enquirers visit the library.

A processing fee of \$2.00 has been introduced this month to cover the costs of postage, and photocopying etc, sent in reply to these written requests. Council's approval of this fee is now being sought as this fee was not included in Council's fees and charges for 1987.

This fee will be waived in the case of overseas enquiries because of the complications involved and the small number of such enquiries received at present.

Recommendation

That a processing fee of \$2.00 be included in Council's fees and charges to cover the costs of photocopying and postage etc, associated with replies to written family history enquiries.

COMMITTEE'S RECOMMENDATION

THAT A FURTHER REPORT be brought forward to the Ordinary Meeting of Council.

ITEM 3: (File G95/11, L125)

SUBJECT: SPECIAL GRANT APPLICATIONS 1986/87

This year's letter from the Library Council of New South Wales indicated that approximately \$500,000 was available for distribution as Special Grants. Also stating that this amount is considerably less than the corresponding allocation in 1985/86 and that this reduction was a result of the Government's decision to increase the per capita subsidy in the current year from a maximum of \$1.60 to \$1.80 per head.

Councils applying for this year's grant had to address the issue of "extreme disadvantage for the maintenance of basic library services." It was also indicated that local government authorities should not expect that all libraries who received grant funds in previous years will continue to do so. It was also necessary to have spent or committed funds received in the 1985/86 Special Grants.

A) The following submission was forwarded to the Library Council of N.S.W. on the 6th May, as Hawkesbury's individual submission.

1. Social Welfare & Aged	\$7,000
2. Meditation, Yoga, Massage, Exercise & Nutrition	\$2,000
3. Business Management	\$3,000
4. Books for the Pre-School Child	\$7,000
5. Children's Recreational Material	\$6,000
6. Hawkesbury's History for Primary Aged Children (a 40 page booklet written specifically for lower primary age children)	1st proposal \$4,600 2nd proposal \$2,450

B) The following were forwarded as the co-operative submissions from Western Sydney Chief Librarians' Committee, this includes the library services in Auburn, Fairfield, Liverpool, Parramatta, Blacktown, Penrith, Blue Mountains and Hawkesbury.

1. To purchase expensive reference resources not currently held in the region and to avoid duplication of these resources. This application also highlighted the value of the facsimile transceivers received in the region in the 1985/86 Grant, and the

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use that will be made of this equipment to facilitate the use of the above expensive resources across the region.

Amount sought \$32,000

2. Australian graphics for Children's Librarians. This proposal is aimed at producing a copyright free graphics booklet to be used by childrens librarians in public libraries in the State for promotional purposes. The design of graphics and the creation of promotional ideas is a particular skill or talent not necessarily held by Children's Librarians and for which they have not been formally trained.

Amount sought \$8,000

This co-operative grant was adopted and forwarded on behalf of all Councils in the region by Penrith City Council.

Recommendation

That the Special Grant Applications 1986/87 made on behalf of Hawkesbury and the Western Sydney Chief Librarians' Committee be endorsed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson sought advice regarding the reinstatement of the paving bricks which were removed from the footpath in Windsor Street by Prospect County Council.

Councillor Dunn advised that the County Council had stored the bricks until works had been completed and the bricks on the footpath would then be reinstated.

Councillor Horrex sought advice on the current situation regarding State Government funding in respect to the collapse of the Grose Vale Road.

The Shire Engineer advised that a formal reply to Council's application had not been received from the Department of Main Roads.

Councillor Sheridan stated that it had been reported that the footpath in George Street, Windsor between the vehicular access to Coles and Fitzgerald Street requires attention and asked if remedial works could be carried out, as necessary.

Councillor Stevens sought advice as to what assistance Council could offer to community groups that wish to become incorporated.

The Deputy Shire Clerk advised that the Community Projects Officer is available to advise groups as to the procedures necessary to lodge an application with the Corporate Affairs.

Councillor Stevens asked if Council assisted groups financially.

The Deputy Shire Clerk advised that Council has not received any requests for donations and that none have been made.

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Councillor Durrington stated that she understood Council had received a letter from the Maraylya Progress Association regarding the condition of Boundary Road. She stated that the road is in a bad state.

The Shire Engineer advised that a letter had been received and a reply forwarded to the Association. He stated that Council is carrying out maintenance work in accordance with the programme adopted by Council this year.

Councillor Rotherham referred to the Kurmond Shopping Centre and asked :

1. If Council would consider taking steps to institute a 2 hour parking restriction in front of the shops.
2. If the street sweeping could be improved.

The Shire President stated that these matters would be referred to the appropriate Officer for attention.

The meeting terminated at 2.15 p.m.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor on Tuesday, 19 May, 1987 at 7.30 pm

PRESENT: Councillors G.G. Michael, Chairman, R.F. Rotherham, A.B. Sheridan, Messrs. R. Miller, N. Wenzel, I. McEwan, R. Gilmore, Shire Engineer and C. Hamilton, Parks Superintendent

APOLOGIES: Councillor F.S. Stevens and Mr. C. Todd

CONFIRMATION OF MINUTES

Moved by Councillor R. Rotherham seconded by Mr. N. Wenzel that Minutes of the Meeting of 2 December, 1987 be adopted.

CORRESPONDENCE

ITEM 1: (File: 625-214)

APPLICANT: ROTARY CLUB OF RICHMOND

SUBJECT: ERECTION OF BUILDING IN THE PARK TO DISPLAY FLOOD BOAT

Council has received a letter from the Club advising that it has a flood boat at its disposal which was used for many years to save residents of the Hawkesbury during times of severe flooding.

As part of the 1988 Bicentennial Year, they would like to erect a vandal-proof building in the Park to permanently display the flood boat with an appropriate sign advising visitors of some of the history of same.

The matter has been discussed with the club on the basis that the display would be better located at a suitable site along the river where activities are concentrated during floodtime. As the park area is not subject to flooding and has no historical relationship with flood activity being far more allied to the road, rail communication and the R.A.A.F. base, it is considered that the proposal should not be supported.

Recommendation

That the Rotary Club of Richmond be advised that the Bicentenary Park is an unsuitable location for display of the flood boat.

That Council investigate in conjunction with the Rotary Club of Richmond alternative sites for display of the Flood boat.

COMMITTEE'S RECOMMENDATION

That this Committee recommends that sites considered suitable be investigated with a view to selection of an appropriate location.

REPORTS

ITEM 1: (File: 625-214)

SUBJECT: FINANCIAL POSITION - BICENTENARY PARK

As at 30 December, 1986, funds totalling \$129,835 are available for use in 1987.

Works approved to date are :-

Playground Equipment	\$10,000
Tree Planting 1987 (Autumn \$4,600, Spring \$4,400 proposed)	\$9,000
Clean up area acquired from State Rail Authority	\$3,300
Sewer Rising Main	\$12,000
TOTAL	<u>\$34,300</u>

This will leave funds totalling \$95,535 for further expenditure this year.

Recommendation

That this report be received.

COMMITTEE'S RECOMMENDATION

That the report regarding the Easy Access Garden, Stage 2, Community Employment Programme be received.

ITEM 2: (File: 625-214)

SUBJECT: KIOSK/TEA ROOMS

The following report was submitted to Council at the Ordinary Meeting held on 14 April, 1987 :-

As an important part of the development of the Ham Common between Richmond and Clarendon, the construction of a tea room/kiosk was included in the master plan to be located adjacent to the Rest-a-While area.

A site has been identified on the eastern side, and sketch plans of a suitable facility have been prepared by Architect, R. Pont, in accordance with the brief, i.e. provision of tea rooms with outdoor eating area and kiosk orientated to give a view of the adjacent air base.

The building is to be a focal point of the park development capable of operation by lease with construction proposed for completion for the Bicentenary.

On this basis, action should proceed to complete working drawings and calling of tenders to allow for commissioning of the building early in 1988.

The project is estimated as follows :

Building contract	\$100,000
Consultants Fees	15,000
Supervision	3,000
Landscaping	5,000
Services	10,000
Contingencies	7,000

TOTAL	\$140,000

The sketch plan will be displayed at the meeting.

Funds totalling \$129,835 were available for the development of the Bicentenary Park as at 1 January, 1987, with a further allocation proposed in the 87/88 loan programme.

Further tree planting of the area will continue this year and, subject to approval of Council's application for funding under the Commonwealth Employment Programme, the Rest-a-While area will be further improved and connected to the "Easy Access Garden". Playground equipment has been installed with use of the area continuing to expand.

It was recommended that tenders be invited for construction of the Tea Rooms/Kiosk to be located at the Bicentenary Park generally in accordance with the sketch plan.

The recommendation was adopted by Council and the Architect, R. Pont, has been instructed to proceed with preparation of final drawings and specification for the work.

Action has been taken for revision of the kiosk area to provide for installation of equipment and display and storage of stock, the provision of a window in the eastern wall, doorway between dining room and verandah, cooling is to be by ceiling fans with a suitable stove provided for heating of the dining room.

Tenders will be invited in July with the matter to be placed before Council for consideration at the August meeting.

The Committee was requested to indicate the external finishes to be adopted for the building.

Recommendation

That the report on the Tea Rooms/Kiosk be received.

COMMITTEE'S RECOMMENDATION

That the report be adopted, and that the finish be selected face brick with Bronze Olive colorbond stramit roof, and that the brickwork be treated with anti-graffiti preparation.

ITEM 3: (File: 625-214)

SUBJECT: COMMUNITY EMPLOYMENT PROGRAMME

Council has been advised that the Easy Access Garden, Stage 2, Programme of Works under the Commonwealth/State Community Employment Programme has been approved.

The project provides for the employment of 4 persons, 2 male/2 female to undertake works totalling \$27,535 over a period of 13 weeks. Work is scheduled to be commenced by 18 May, 1987.

The work provides for the extension of the block paving pathways through to the toilet block, the erection of a picnic shelter, turfing, tree planting and landscaping work. Plans of the shelter shed will be available at the meeting.

Recommendation

That the report regarding the Easy Access Garden, Stage 2, Community Employment Programme be received.

COMMITTEE'S RECOMMENDATION

That the recommendation be adopted.

REPORT OF THE HORTICULTURE SUB-COMMITTEE

General maintenance works have been undertaken on the park area during February and early March, 1987. Fertilising and watering of trees has been continued along with re-mulching and staking.

Playground equipment has been installed and has had considerable use by passing motorists.

Grading work has been completed on the newly acquired land adjacent to the old station at Clarendon, and an inspection has been carried out by the Horticultural Committee members relating to intended use.

Newly acquired and recently graded land has been mesh dragged and stones and the accumulation of miscellaneous rubbish removed.

The erection of fencing on the north eastern corner fronting Racecourse Road has now been completed, with the exception of the gateway.

The watering system is to be extended to allow for maintenance of trees. Newly graded area is to be fertilised and seeded to speed re-grassing of the bare area.

The provision of 400 trees have been planted throughout the park, 300 on the newly acquired land, comprising of English and early Australian plant material. 100 to be used for replacement plantings on the western extremity of the park where severe frost damage occurred during the latter part of 1987.

All trees were super advanced species to enable a continuation of current growth rate. Cost of supply and planting \$4,600.

Tree species comprised Evergreen alder, Black bamboo, Taxodium, Prunus, Crepe myrtle, Eucalyptus, Pinus species, Plane trees, Silky oaks, Jacarandas and Casuarina trees.

Recommendation

That the Horticultural Committee report be received.

COMMITTEE'S RECOMMENDATION

That the report be adopted.

The meeting terminated at 8.50 pm.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 9TH JUNE, 1987

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. ROTARY CLUB OF WINDSOR - DONATION OF BUILDERS LONG SERVICE LEVY FEES. C45/26

Requesting Council to donate the Builder's Long Service Levy Fees of \$750.00 for the construction of the "Stimulus" building at South Windsor. Advising that they have not the current cash resources available to pay the fee.

(S.C. - Funds are available in the 1987 Estimates to make this donation.)

IT IS RECOMMENDED THAT an amount of \$750.00 be donated to the Rotary Club of Windsor being the amount equivalent to the Builder's Long Service Levy.

FINANCE AND ADMINISTRATIONREPORTS1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C50

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

- | | |
|---|--|
| Lease Agreement | ... South Windsor Tennis Complex - lease to Hawkesbury District Tennis Association
Term: 5 years. Rental: \$4,000 p.a.
Subject to 7.5% increases annually. |
| Transfer Granting Easement | ... Lot 40 South Windsor Industrial Estate
transfer of electrical easement from Hawkesbury Shire Council to Memtec Ltd. |
| Community Employment Program - Sponsors Agreement | ... Project - Information Access - Stage 2 of Computer Task Force 1986 - Community Services - \$27,545. |
| Community Employment Program - Sponsors Agreement | ... Project - Easy Access Garden - Stage 2 \$21,769. |
| Community Employment Program - Sponsors Agreement | ... Project - Australiana Pioneer Village - Stage 4 \$54,478. |

2. ANNUAL LEAVE - SHIRE CLERK. S1/8P

I wish to apply for seven days' annual leave from Thursday, 9th July to Friday, 17th July, inclusive.

3. MAY ECONOMIC STATEMENT AND LOCAL GOVERNMENT. C44/2

The Local Government Association has advised of the effect by a number of aspects of the 1987/88 Budget Initial Measures announced by the Commonwealth Treasurer on 13th May.

For all programmes relevant to Local Government, including general purpose assistance to the State and Local Government, the changes announced will reduce outlays anticipated for 1987/88 from \$20.1 billion to \$18.7 billion, a drop of 6.7% in nominal terms. If inflation runs at around 7% in that period then, in real terms, the reduction is 14% in relation to anticipated payments.

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Road funding under the Australian Land Transport Programme and the Australian Bicentennial Road Development Programme is to be held at the same monetary levels as in 1986/87. The New South Wales share of the programme in 1986/87 was \$255 million, with local roads receiving \$57.6 million of these funds.

The May 13th statement included the important announcement that the ABRD will continue for a further five years beyond 1988, with the two cents a litre allocation from fuel excise remaining. Local Government nationally have been pressing for a commitment by the Commonwealth to the continuation of the ABRD.

General purpose grants to Local Government will, in the future, be presented as quarterly payments, rather than as a single lump sum in September. This will mean an expected loss of approximately \$9.5 million in interest earned on such funds by Councils in New South Wales. This will have a significant effect on Hawkesbury's budget.

The abolition of the Community Employment Programme (CEP) following the completion of existing commitments will have effect on New South Wales Local Government. The total allocation to Councils in New South Wales in 1986/87 was \$26 million, with approximately two thirds carried forward for the period 1987/88 on projects approved this financial year. The number of jobs created in Local Government for that \$26 million is between 2000 and 2500.

Although the Commonwealth has kept its commitment to establish 20,000 new child care places nationally over the three years to 1987/88, changes will be introduced to save \$33.4 million nationally on forward estimates. There will be no exchange of long day care places in New South Wales from centre-based to family day care because the New South Wales Government provides the capital funds for the construction of new long day care centres so the exchange will not save the Commonwealth any capital funds. Some occasional care centres proposed for New South Wales will, however, be transferred to family day care places, although most such centres have already been approved. Other changes in child care funding arrangements, including new minimum fee and fee relief arrangements, will be communicated to individual sponsors of services by the Commonwealth.

There is a reduction on the matching funds provided by the Commonwealth to the States under the Home and Community Care Programme of \$6.9 million on forward estimates and this is explained in the statement by "lower State capacity to expend funding...."

IT IS RECOMMENDED THAT the information relating to the effect on Local Government of the May Economic Statement be received.

4. TELEPHONE CHARGES IN THE HAWKESBURY SHIRE REGION. T216/1

At the Ordinary Meeting of Council, conducted on 9th December, 1986, consideration was given to an item in the Local Government and Shires Associations of N.S.W. - General Circular No. 11/1986, regarding unemployment statistics.

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Council resolved that a report be brought forward on the effect STD charges have on employment in the Shire, particularly in view of the North West Sector expansion.

With regard to the possible effect that STD charges may have on employment opportunities within the Shire, it is noted that the Department of Industrial Development and Decentralisation in its recent publication "Development Trends in Western Sydney" addressed this matter specifically in relation to industrial development. The report stated ...

"Slow take-up of industrial land has in part been caused by the STD telephone status of the Shire as well as by Hawkesbury Shire's distance from Sydney Central Business district. Thus, the area tends to be typified by industries established to service the local district rather than the Sydney market as a whole. An exception to this generalisation is Hanna Match (Aust) Pty Ltd at North Richmond."

With specific reference to the charging principles for telephone usage in the outer urban areas of Sydney, an enquiry was made of Telecom Australia, regarding proposed amendments to the existing principles.

In this regard, Telecom Australia has forwarded a copy of a news release dated 15th November, 1985, detailing proposed amendments to local call access in the outer urban areas of Sydney, including a proposed new Hawkesbury zone. The Press Release states, inter alia:

"Telecom customers in the outer urban areas of Sydney - Gosford, Penrith, Windsor, Richmond, Camden and Campbelltown - will gain access by mid-1987 to hundreds of thousands of additional phone numbers for the cost of a local call."

"As well, there is a fundamental shift in the pivotal zone in the Sydney telephone network from the Central Business District to Parramatta."

"The new principles involve a total review of charging districts and numbering areas throughout Australia."

"By reducing the number of charging zones (and therefore enlarging the size of the new zones), customers gain access at the local call rate to a much expanded area, and a far greater number of telephone services."

"Telecom customers from the new Hawkesbury and Penrith Zones will be able to call a vastly increased number of customers for a local call fee. For example, Hawkesbury Zone customers will now have unit fee access to 506,000 other customers instead of 132,000 currently."

"In addition calls in the zones adjacent to the 02 boundary which are currently charged at "A" rate will become a community call. Examples of this would be calls between exchanges in the Katoomba Zone and exchanges in the new Penrith and Hawkesbury Zones."

Whilst it is acknowledged that the press release is now some eighteen months old, Telecom Australia has advised that a detailed announcement of the proposed changes and the implementation date is expected to be made within the next three months.

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IT IS RECOMMENDED THAT the information be received and that representations be made to the Minister for Telecommunications, indicating Council's strong support with regard to the proposed amendments to the telephone zones in the outer urban areas of Sydney.

5. COMMUNITY & CULTURAL CENTRE - MAY BOOKINGS. C51/3

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	Over 50's Seminar	Hawkesbury Shire Council
1st	Charity Concert	* Windsor Rotary
2nd	Wedding	* M. Johnston
3rd	Presentation	* Hawkesbury Dist. Junior Cricket Association
4th	Public Meeting	Hawkesbury Dist. Hospital
5th, 12th, 19th & 26th	Music Practice	Macquarie Towns Junior Orchestra
8th	Debutante Ball	* Windsor Rotary Club
9th	Wedding	* L. Ward
11th	Meeting	Co-ordinating Group for the Handicapped
13th, 20th & 27th	First-Aid Training	Hawkesbury Shire Council
14th	Blood Bank	Red Cross
14th	Farewell P. Payten, K. Reckless	Hawkesbury Shire Council
15th	Presentation/Supper	* Hawkesbury Dist. Cricket Association
18th	Seminar	* Combined Scripture Teachers Seminar
18th	Meeting	Western Sydney Planning & Development Committee
20th	Meeting	Child Care Service Directors
21st	Meeting	Health Surveyors Assoc. Sub-Committee
22nd	Disco	* Windsor Police
23rd	Debutante Ball	* Hawkesbury Masonic Club
27th & 28th	Archives Seminar	Hawkesbury Shire Council
28th	Meeting	Heritage Advisory Committee
30th	Dinner	* Inner Wheel

* Paying functions

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

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6. AUSTRALIANA PIONEER VILLAGE. C51/54

Set out below are the financial details relating to the operations of Australiana Pioneer Village during the month of May, 1987:-

Income	\$ 4,340
Expenditure	\$15,555
Operating Loss	\$11,215

With regard to the operating loss as specified, it is noted that a total of \$5,164 was paid during the month of May in respect of general advertising and promotion. This included advertising relating to the Easter period and the forthcoming June holiday long weekend. In addition this amount includes the \$2,000 cost of the stand which has been booked in respect of the forthcoming Tourism Fair to be conducted at the Showground from the 18th to 21st June, as referred to in the April monthly report to Council.

During the month of May attendance of visitors to the Village generally increased over those recorded for the previous month however, figures were not as good as expected due to the prevailing inclement weather early in the month.

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

Adults	608
School Children	1294
Pensioners	221
Family Passes	140 (equal to 280 adults and 280 children)

Enquiries continue to be received from various organisations regarding possible commercial filming activities being undertaken in the Village and it is anticipated that a number of these proposals will be confirmed and undertaken during the month of June.

As Council will be aware, the current Commonwealth Employment Programme is underway having commenced on the 18th May, 1987, with total funding amounting to is \$68,016. To date under the Programme, work has been completed on the external lining and the brick fireplace to the Smokehouse building. Work has commenced on the repainting of Case's Cottage and construction is commencing on the verandahs to Mangolds Cottage. The work carried out by the employees under this scheme is very good and displays a high level of enthusiasm and initiative.

With regard to the proposed new entrance off Buttsworth Lane, work has been delayed pending relocation of services by Telecom however, it is anticipated that the relocation work will be completed in the next few weeks. Work has been completed with regard to internal road works and parking areas.

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

7. PROPOSED SUBDIVISION OF COUNCIL'S LAND - CNR. WILLIAM AND CHARLES
STREETS, NORTH RICHMOND. 5113c

Council currently owns six allotments of land located on the corner of Charles and William Streets, North Richmond (Lot 18 DP 233878 and Lots 35, 36, 38, 40 and 42 in DP 977347). The subject land is zoned Residential 2(a1) under the Hawkesbury Local Environmental Plan, 1984. In this regard consideration has been given to the disposal of this property which is surplus to Council's requirements.

To this end, a preliminary plan for residential subdivision of the land has been prepared and will be displayed at the meeting for Council's information.

The proposal provides for the existing six (6) allotments, which are partly serviced by existing sewer, to be resubdivided into thirteen (13) allotments ranging from 750m² to approximately 1200m². The plan also provides for the formal closure of an unused area of public road at the corner of William & Charles Streets and the rationalisation of this corner in accordance with Council's standard splay requirements. Specific authority will be required to proceed with the formal road closure application.

A preliminary cost analysis for this proposal has been prepared as follows:-

	\$	\$
Estimated Value of Allotments - \$30,000 to \$35,000		
For the purpose of this exercise each sale will be assumed at say \$30,000 - \$30,000 @ 13 =		390,000
Anticipated Development Costs	55,000	
Marketing Costs (marketing to be undertaken by Council)	5,000	
Estimated Legal Costs for Sale of Allotments	6,500	
Section 94 Contribution & Public Reserves Contribution (for seven new allotments)	5,264	
		<u>71,764</u>
Anticipated Total Nett	\$318,236	

Included in the development costs is an amount \$2,000 to engage an Engineer to prepare a geotechnical report of the land. This is considered prudent as there is some uncertainty as to what fill has been placed on the land in conjunction with drainage works previously undertaken.

The proposal is now presented for Council's consideration and specific authority is sought to proceed with the development as outlined herein, it being noted each proposed sale will be reported for Council's formal acceptance of the offer and authority to execute the necessary documents under the Seal of Council.

The allocation of the funds from the project is the subject of a separate report to this meeting.

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IT IS RECOMMENDED THAT:

1. Authority be given to proceed with the development of the subject properties as outlined in this report.
2. In respect of the proposed road closure at the corner of William and Charles Streets that Council adopt the following procedural resolution;

"No objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, and access by fishermen to actual or potential fishing grounds."

8. COMMUNITY SERVICES REPORT. C45

FAMILY DAY CARE

Children's activities are running particularly well with all play sessions being well attended. Comments from caregivers have been very positive regarding the suitability of our new premises, in that the children seem very happy (not wanting to leave at the end of a session) and that caregivers feel far more relaxed due to the larger play area and smaller numbers attending. At the Neighbourhood Centre, it was previously only possible to conduct two play sessions per week. It has now been possible to extend that to four sessions per week, which is of benefit to the users of the Scheme.

Children and caregivers enjoyed an excursion to Central Gardens, Merrylands during May.

Work has continued on the cottage during May. A sliding glass door was fitted as the external exit from the playroom and the concrete path was extended.

The Work Option Programme is providing a fortnightly cleaning service.

Twelve caregivers completed a four-week Child Protection Course presented by the Child Protection Worker from the Department of Youth and Community Services as part of their in-service programme. Further courses will be run in July and October.

Two final year students from the Child Care Certificate Course from Penrith Technical College completed a three week work experience period with Hawkesbury Family Day Care. Because of their training they fitted into the roles of Child Development Officer very easily and were of great benefit to the Scheme.

Western Sydney Area Assistance Scheme - Priority Areas

The Minister for Environment and Planning has announced that the scheme will operate this year and will address the following areas in order of priority.

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1. Recreation, Leisure, Sporting
2. Children's Facilities and Services
3. Youth Facilities and Services
4. Cultural Facilities and Activities
5. Community Development
6. Community Health
7. Environmental Awareness

Objectives

The objectives have been identified by Government:-

1. To make a short term impact on locally identified priority areas listed above.
2. To assist Councils and community organisations in finding co-operative and innovative ways of meeting the identified priority needs, and in so doing to promote the better use of local and regional resources, both physical and organisational.
3. To aid co-ordination between all agencies both voluntary and Government in the provision of community services.
4. To promote better access to existing services and facilities by groups which are currently excluded.

Funding Principles

Priority will be given to projects which directly meet one or more of the objectives of the Scheme. Projects will be funded taking into account a Regional Strategy Plan which will comprise local priorities, plans provided by each Local Government Area for meeting their own community needs and State Department priorities for the Region. There is provision for Local Government to advise of project priorities. Local Members of Parliament will also be consulted. Consultation with appropriate Ministers will take place before approval is given projects which will require recurrent State funding.

Eligibility

Local Government Councils and non-profit community organisations in the region are eligible for funding.

Items to be funded -

Grants will be available

- . to buy or hire equipment or tools
- . to buy materials to renovate buildings
- . to buy or hire vehicles
- . for land acquisitions
- . for new buildings
- . to employ staff
- . to rent premises

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Contributions from Project Proposers

Matching funds will be sought where this is a normal requirement and where sponsors have the ability to pay. Matching effort will be sought from all sponsors - in-kind contributions, donations of land, buildings, office space, equipment or volunteer labour.

Council will be further advised as soon as the timetable for application has been announced.

YOUTH RECREATION OFFICER

Play Equipment and Parks Facilities Inventory

Under the Commonwealth Employment Programme, a worker has been employed for six months to prepare an inventory and to allow recommendations to be made on play equipment and facilities in Council's parks.

The study commenced on 20th May, with a comprehensive record of information already collected on existing facilities.

Vacation Care Centre

The transfer of the Vacation Care Centre from Windsor Polo Club to the Richmond Neighbourhood Centre is underway. Improvements to the old youth club room include the installation of a lockable gate providing access to the park, provision of a lockable telephone and the addition of a section of fence to restrict access to the whole Centre.

National Playground Conference - "The Child at Play"

The Child Accident Prevention Foundation conducted a conference on 7th and 8th May, which was attended by the Youth Recreation Officer. The conference covered all aspects of children's play including design and planning of equipment, safety surfaces, plants in playgrounds, safety factors, playgrounds in schools, public participation and involvement, the non use of parks and mobile playgrounds.

The knowledge and resources tabled at the conference will be of advantage to the Youth Recreation Officer in the planning of play spaces in the Shire, especially Bligh Park Estate.

COMMUNITY ARTS OFFICER

Seminar - Preservation of Murals - May 1st

This was the final in a series of seminars and practical workshops dealing with the preservation of arts materials. The subjects covered in this seminar were: The effect of concrete on paint film; determining the stability and suitability of a wall site; selection of suitable paints and pigments; protection of buildings and murals, including anti-graffiti treatment and removal of graffiti; establishing a photographic archive, documentation, copyright and contract.

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Windsor Mall Craft Fair - May 4th

This was the most successful held so far, with fourteen craftsmen and community groups participating. The policy of only hand-made goods enhances the visual appeal of the Mall to both residents and tourists, and gives local craftsmen an opportunity to sell in attractive surroundings.

Senior Residents Handbook

Artwork and layout have been completed and the handbook is being printed. The launching will take place on 29th June at 2.30pm at Windsor Community and Cultural Centre.

Macquarie Towns Acquisitive Art Exhibition 10th-16th July

Entry forms and fees are being received. Catalogue covers and invitations are being printed, and the invitation list for the opening night on July 10th is being prepared.

Macquarie Towns Festival - 18th-27th September

Bookings of stages, P.A. systems, performers and bands are continuing for both 1987 and 1988. The Festival will be launched by the Shire President and Chairman of the Festival Committee at a reception at Windsor Community and Cultural Centre on 18th September.

Marketing and Media Relations for the Arts - 27th & 28th May

This seminar, funded by the National Arts Training Scheme was designed particularly for arts administrators and dealt with marketing particular events, merchandising, planning, research methodology, brochure preparations, distribution, cost effectiveness, budgeting. The keynote address was given by John Singleton and speakers included the top arts administrators from the Sydney Opera House, Australian Ballet, Victorian Arts Centre. Advertising consultants and agencies dealing with promotions and marketing in the arts presented papers.

Emphasis was placed by all speakers on the importance of relevant mailing lists readily accessible from an appropriate data base. This enables cost effective direct mailing promotional procedure to be used.

Grant Applications, 1988

An application to the Office of the Minister for the Arts is being prepared for a fully funded community arts project to take place at Bligh Park and other venues in 1988.

An application to the Bicentenary Authority is being made under the Festival Highlights programme for a subsidy towards costs for musical performances in McQuade Park in 1988.

Community Artist Programme 1987

Funding has been received from the Office of the Minister for the Arts and WSAAS for fees for two musicians to work with the community to produce processional groups incorporating musical instruments, costumes and pennants to appear in the Festival Parade.

REGULATIONS FOR CHILD CARE SERVICES

The Minister for Youth and Community Services has proposed changes to regulations in the Child Welfare Act (1939).

The Draft Regulations were forwarded to Council by the Local Government Association inviting comments.

The following child care services were consulted:-

1. Pre-schools - Windsor, Richmond and Wilberforce.
2. Long Day Child Care Centres - North Richmond, Greenhills, Hobartville, Glossodia and Wilberforce.
3. Family Day Care
4. Occasional Child Care
5. Colo Wilderness Mobile Pre-School

General Comments

The Draft Regulations apply to all child care services. It was agreed by the services consulted that it is difficult to incorporate Family Day Care, Occasional Child Care and Mobile Services within the same requirements which apply to pre-schools and child care centres.

Consideration should be given to including specific reference to Family Day Care, Occasional Child Care and Mobile Services.

Age Groupings

Previous regulations referred to children under 3 years of age and 3 to 5 years. This has been changed to under 2½, and 2½ to 5 in the proposed regulations.

It was considered that the grouping of children 2½ to 5 years was too great an age span and would cause difficulties in conducting developmental programmes. Although this is only an increase of 6 months, there are considerable differences in the development of the lower age to the upper group.

Play Area

The proposed 7sqm of play space outdoors per child is less than currently expected of new centres developed under the Commonwealth/States capital Works Programme where the minimum requirement is 10sqm.

Staff Qualifications

Council related Centres in this Shire have met the requirements in regard to provision of trained staff. The new Regulations will come into effect in 1992. It is strongly urged that at least, the present minimum requirements be maintained until the new regulations come into effect. There are considerable variations in each category of staffing

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requirements, some being an improvement, others being less stringent. It has been experienced by groups in this Shire that the relevant requirements are the minimum which should at least be maintained.

In regard to the care of infants, the minimum requirement of one nurse to five babies, as specified in the draft regulations, is inadequate and that references to "support staff" should also include assistance to trained staff as needed.

IT IS RECOMMENDED THAT -

1. The report on Community Services be received.
2. The N.S.W. Local Government and Shires Association be advised of the comments on Regulations for Child Care Services in terms of the report.

9. COMPUTER SERVICES CONTRACT - SAMAKA AUSTRALIA PTY LTD. C47

Council, at its meetings of 27th August, 1985 and 10th December, 1985, accepted the tenders of Samaka Australia Pty Ltd for the implementation of the computer hardware and software in the amount of \$252,980. After provision for the sale of the existing computer, terminals and surplus equipment amounting to a nett saving of approximately \$32,000, it was estimated that the nett cost to Council would be \$220,980.

The installation of the computer hardware and the major part of the software is now complete. However, there are a few minor alterations required to the software of the rates system to comply with the tender requirements and Council's specifications.

The actual costs are as follows:-

. Hardware	\$214,480
. Software	\$ 56,000
	\$270,480
. Less Sale of Surplus equipment	\$ 48,780
. Actual cost as per Tender Specification	\$221,700

During the implementation and installation of the computer system, it was found necessary to provide for some additional items which were not provided in the original tender. In addition, provision was not made in the original tender for an on-line computer system for the Tourist Information Centre. The additional costs paid to Samaka Australia Pty Ltd are as detailed below:-

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. Computer Hardware & Equipment including sheetfeeders, monitor arms, real time Interface to cash receipting system	\$ 4,591
. Software - modifications and additional programs for financial reporting outside tender specification	\$ 2,250
. Additional training and familiarisation of new staff and system specification	\$ 1,000
. Tourist Information Centre - Hardware and installation including terminals, printer, modems, multiplexors	\$13,918
	\$21,759

In addition, there was further equipment purchased such as printer stands, equipment cabinets, ergonomic equipment, such as acoustic hoods which were purchased at the time of installation. This equipment amounted to an additional \$3,978.

It is to be noted that funds were provided within the vote for the construction of the Tourist Information Centre for the installation of a computer system. The actual cost for this system amounted to \$13,918. Funding for the tender provided by Samaka Australia Pty Ltd was a loan from the Workers' Compensation Reserve. The additional costs, as detailed above, were also provided from this reserve.

IT IS RECOMMENDED THAT the report on the implementation of the computer system be received.

10. ANNUAL STATEMENTS OF ACCOUNTS. A1/11

The 1986 Annual Statements of Accounts have now been completed and the external auditor has been requested to carry out his annual audit.

The Annual Statements of Accounts are required to be submitted to the Department of Local Government and the Local Government Grants Commission by the 15th May each year for the previous year's financial records. As reported to Council in previous Certificate as to State of Accounts Work, it was anticipated that the statements would be completed by the required time, however, due to balancing problems resulting from the change in the computer system, this was not able to be achieved. Subsequently, an interim set of statements has been forwarded to the Department and the Grants Commission with the advice that it was subject to a satisfactory inspection by the external auditor. The internal and computerised accounting control procedures now developed should avoid further occurrences of the problems experienced with the preparation of the 1986 Annual Statements of Accounts so that in future years the Annual Statement should be completed in the first quarter of the subsequent year.

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The result from operations on the working funds for the year 1986 for both the General and Sewerage Funds, are detailed below. In addition, the accumulated working funds position as at 31st December, 1986, is also shown.

	<u>General Fund</u>	<u>Sewerage Fund</u>
Working Funds Surplus for 1986	\$141,179.21	\$10,508.15
Accumulated Working Funds Surplus as at 31st December, 1986	\$664,338.22	\$305,031.26

The nett transfers to reserves for 1986 are as follows:

Reserve	Balance - 1st	Net	Balance - 31st
<u>GENERAL FUND</u>	January, 1986	Transfers	December, 1986
<u>CAPITAL WORKS</u>			
- Contributions by Developers for works	259,754	109,496	369,250
- Cordners Corner	243,397	(197,193)	46,204
- Property Development	(34,578)	400,641	366,083
WORKERS COMPENSATION	494,292	69,433	563,725
EMPLOYEES' LEAVE ENTITLEMENTS	241,433	(41,958)	199,475
BLIGH PARK ESTATE	789,637	70,171	859,808
SEWER ACCOUNT SURPLUS	90,433	41,970	132,403
WATER ACCOUNT SURPLUS	193,515	(131,614)	61,901
HERITAGE PROGRAMME	46,825	(7,452)	39,373
GARBAGE SERVICES PLANT REPLACEMENT	49,529	95,561	145,090
LOAN REPAYMENT SINKING FUNDS	100,000	(20,000)	80,000
<u>SEWERAGE FUND</u>			
NEW TREATMENT WORKS	1,864,993	380,000	2,244,993
BLIGH PARK TREATMENT WORKS	243,182	(160,718)	82,464

It was estimated in the quarterly Financial Statement at 30th September, 1986, that Council would have an operating deficit in the General Fund of \$54,429 for 1986. The actual surplus shown above amounts to \$141,179.21. The surplus, above the amount estimated at 30th September, 1986, due to the fact that the Working Funds position in 1985 was understated by an

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amount of \$306,261.00, being funds not transferred from Reserve for expenditure incurred in 1985. As a result of this position, a further \$100,000 was transferred to the Workers' Compensation Reserve during 1986.

In 1986, an Actuarial Report was received from consultants on Council's probable liability for workers' compensation claims. Following receipt of that report, the Workers' Compensation Commission expressed concern at Council's level of reserves (currently \$463,725) to meet this liability. The provision of an additional \$100,000 in this reserve should adequately provide for the assessed possible liability.

The accumulated working fund surplus as at 31st December, 1986, for the General Fund as shown above, amounts to \$664,338.22. Had the additional funds not become available from the Reserve being understated in 1985, there would have been a Working Funds deficit for 1986 of \$65,082. It is felt that the additional funds that are currently being held in the Working Funds Surplus at the end of 1986, should be utilised for important works. This will be subject to a further report to Council.

As at 31st December, 1986, Council expended approximately \$69,000 on flood restoration works for the flood which occurred in August, 1986. Subsequently to the completion of the 1986 Annual Statements of Accounts, the Department of Public Works and the Department of Main Roads have indicated that Council will be provided grants towards the major part of these works. As Council had not received the formal notification, the Working Fund Surplus for the year has been understated by approximately \$50,000, being the funds provided by the flood damage grants.

IT IS RECOMMENDED THAT the report on the 1986 Annual Statements of Accounts and Transfers to Reserves be received.

11. COMMUNITY BUS. P165/8

The General Purpose Committee considered a report on the replacement of Council's Community Bus and the support to the Hawkesbury Area Rehabilitation Centre in their application for a bus with facilities for use by the disabled. Subsequent to that report, the Hawkesbury Community Information and Service Centre has advised that it has had discussions with the Urban Transport Authority regarding funding being provided to the Hawkesbury Community Aid for a Community Transport Programme.

Under the guidelines of the Home and Community Care Programme, funding would be provided for the acquisition of a bus with disabled facilities as well as funding for the administration and maintenance of the service. The Urban Transport Authority has suggested that Hawkesbury Community Aid should make application under this programme.

At its meeting of 2nd June, 1987, Community Aid agreed to make a submission and has appointed a special committee to have discussions with the Urban Transport Authority. That Organisation has now requested Council to support it in its application and to advise whether Council would provide a secure area where the new vehicle may be housed.

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It would appear that the conditions for funding the purchase of a vehicle would preclude the Hawkesbury Area Rehabilitation Centre from submitting an application, as it is a single purpose organisation and does not satisfy the Community Transport Programme.

Community Aid already receives funding from the Department of Transport for the emergency transport service and seems to be the ideal group to expand the existing community bus service. In addition, if recurrent funding is provided for a Co-ordinator and vehicle maintenance, then total co-ordination of the community bus service may more appropriately be handled by Community Aid.

It is felt that any decision on the replacement of Council's community bus should be deferred until such time as applications by the Hawkesbury Area Rehabilitation Centre and the Hawkesbury Community Aid have been assessed and at that time Council reconsiders the community bus service.

IT IS RECOMMENDED THAT the Hawkesbury Community Information and Service Centre be advised that Council supports its application to the Urban Transport Authority for the funding of a community bus and that Council will provide a secure area at its Public Works Depot for the vehicle to be housed, if its application is successful.

12. BLYTH PARK ESTATE - JOINT VENTURE WITH DEPARTMENT OF HOUSING.
P160/4

The Blyth Park Residential Estate being jointly developed between Council and the Department of Housing is now entering the construction of Precinct 7. A total of 447 lots have been constructed in the Estate, including 2 medium density lots.

As at 13th May, 1987, only 1 of the lots, excluding the medium density lots, remained available for sale.

The costs of construction and market value by Precinct as at 30th April, 1987, are as follows:

Precinct	Number of lots	Council's Share of Development Costs	Market Value of lots
1	82	543,884	1,917,750
2	47	292,820	1,160,000
3	77	465,944	1,890,500
4	70	476,394	1,742,000
5	91	606,579	2,382,500
6	78	547,696	2,004,250
11 Medium Density	1	31,095	-
12 Medium Density	1	37,486	-
		3,001,898	11,097,000

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The costs shown above include actual amounts paid as well as commitments as at 30th April, 1987.

The income received by Council to 30th April, 1987, is detailed below:

Section 94 Contributions		\$291,263
Contributions for Sewerage Headworks		951,100
Income for Fees and Briefs	177,712	
less: Actual Costs	<u>31,734</u>	145,978
Distribution of Profits		278,370
Interest earned on unexpended funds held in Joint Venture Account		182,970
Reimbursement of Capital Funds		1,274,250
Total Funds Received		3,123,931

It has been indicated by the Department that a further profit distribution is currently being prepared and should be received by Council within a week.

As Council is aware, the funds provided for Section 94 contributions will be used for the construction of the Bligh Park Neighbourhood Centre and Community Facilities with the contributions for Sewerage Headworks to be utilised for the construction of the new sewerage treatment plant.

It is to be noted that, although there is only 1 lot remaining for sale, settlement of all purchases would not have taken place, including those reservations of lots for builders.

The estimated costs for the construction of the new treatment plant at Bligh Park will be in the vicinity of \$2.27 million. Sufficient funds have not been received from the contributions for this cost. However, Council has already resolved to provide the shortfall from the Sewerage Fund Reserve for the Headworks Contributions from developers.

After allowing for the shortfall to meet the costs of the construction of the treatment plant and making provision for Council's share of the development costs of the next Precinct, there remains an amount of \$810,000 for Council works. This will be the subject of a further report to Council.

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

13. SUPPLEMENTARY CAPITAL WORKS PROGRAMME. W280/1

To this meeting there are reports relating to the Annual Statement of Accounts for 1986, development at Bligh Park and development and sale of Council land at North Richmond. All these reports indicate some available funds which could be utilised by Council for works and services. In addition, at this time, Council holds:

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- (a) \$100,000 as a contribution by developers towards public gardens and recreation space in subdivisions.
- (b) \$360,000 as a result of the development of the industrial land at South Windsor.

It is recommended that Council consider undertaking the following works from the funds available: from the property development at South Windsor, construction of Stage II of the Wilberforce Shopping Complex, for which Council already has Australia Post as a tenant and sufficient enquiries to tenant the other available shops; and fund the kiosk amenities building at the Bicentennial Park. These projects are estimated at \$260,000 and \$100,000 respectively, thus making the total funding available of \$360,000.

From the contributions by developers for public gardens and recreation space, it is recommended Council undertake the installation of playground equipment of \$80,000 in parks at Valder Avenue, Hobartville, McLeod Park, South Windsor, Mileham Street Reserve, South Windsor and North Richmond, and parks improvements of \$20,000.

The \$200,000 from the 1985 reserves are recommended to be expended as follows: increased book vote and provision of library agency services - \$50,000 (agency services to five locations, being North Richmond, Bilpin, Glossodia, St. Albans and Pitt Town - \$20,000 and book vote - \$30,000); amenities block at Woodbury Park, Glossodia - \$50,000; flood plain management strategy - \$20,000; soil classification for buildings - \$20,000; parks improvements - \$45,000 (this will make a total parks improvement programme of \$65,000; Council's contribution to recently approved Sport and Recreation grants - \$14,500; Memorial Park, Kurrajong - \$20,500; Colo Heights Reserve - \$9,000; Macquarie Park, cable fencing and car park improvements - \$16,000; Icely Park and Woodlands No. 2, artificial turf wickets - \$5,000; Ham Street Hall - \$15,000 (these are works required by the Department of Local Government for licensing purposes).

~~The funds that will be derived from the sale of land at North Richmond are proposed to be held pending the result of investigations being carried out to rationalise the two Works Depots. Council has Works Depots at Wilberforce and Windsor involving some duplication, including stores and mechanical work. This is not efficient and their rationalisation would be realised in financial terms in a short period. The extent of this is the subject of the existing investigation, as are the extensions that would be required to establish one location. The need to have two locations because of flooding is not a realistic situation as this only occurs on one or two days per year and can be easily catered for without the necessity of the second depot.~~

Funds from Bligh Park are proposed to be held pending the outcome of the Government Office block, for which submissions are currently being received by the Commonwealth and will close at the end of the month. A submission will be made on Council's behalf based on previous resolutions. At the same time investigations are well in hand for other industrial areas, which could be developed at South Windsor, North Richmond and Wilberforce. These will form the basis of a report to Council following the determination by the Commonwealth of its office programme.

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IT IS RECOMMENDED THAT the report be adopted and the following funds be voted;

-	Playground equipment (Hobartville, South Windsor (2), North Richmond)	\$80,000
-	Amenities building, Woodbury Park, Glossodia	50,000
-	Parks Improvement	65,000
-	Wilberforce Shops - Stage II	260,000
-	Library (agency service, book vote)	50,000
-	Kiosk/amenities building - Bicentennial Park	100,000
-	Ham Street Hall	15,000
-	Flood Plain Management Strategy	20,000
-	Soil Classification for Buildings	20,000

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

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

1. Management Executive Committee
2. Heritage Advisory Committee
3. Hawkesbury Community Services Consultative Committee
4. Environmental Noise Pollution Committee

IT IS RECOMMENDED THAT the reports be received.

15. REPORTS REQUESTED BY COUNCILLORS

Set out on the attached pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9-JUNE-87

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
11-Jun-85	Waste Disposal SHS	Further report on waste disposal operations particularly salvaging recyclable materials and joint operation with other councils.	Report July Ordinary	
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	Advice to be obtained from NSW Fire Brigade	
10-Jun-86	Grandstand McQuade Park SE	Fire Risk	Advice to be obtained from NSW Fire Brigade	
9-Dec-86	Scheyville Army SP	Western Sydney Directors Co-operative	Awaiting information from Co-operative	
10-Feb-87	Piggery & Feedmill DA SP	Further report re DA 463/83	Report to June GPC Meeting	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9-JUNE-87

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
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 June GPC	
10-Mar-87	Grose River Bridge and Roadlinks SE	Further report in 3 months on likely costs & implications as an alternative to proposed route	Report to June GPC	
10-Mar-87	Staffing SC	Staffing in regard to all Departments	Report to June GPC	
14-Apr-87	Woodlands Industrial Estate SE	Improving the Estate generally	Report to June GPC	
14-Apr-87	Contract Mowing SE	Possibility of private contract mowing in some of the outlying areas	Report to July GPC	
12-May-87	Memorial Park Kurrajong SE	Problems with Park, including drainage	Report to August GPC	
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 July GPC	

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ENGINEERINGCORRESPONDENCE1. EXPRESS FOOD AND MOTOR MART - STREET LIGHT, INTERSECTION OF PARK AND WINDSOR ROADS, McGRATHS HILL. E74/1

Offering to meet the capital cost of \$130 and payment of one year's rental in the sum of \$211.12 for the erection of the 1-250w mercury fluorescent street light at the intersection of Park Road and Windsor Road.

(S.E. - The light will assist traffic in moving through the intersection at night as well as traffic moving to and from the 24 hour service station on the corner of the service road being provided for the motor village.)

IT IS RECOMMENDED THAT the installation of 1-250w mercury fluorescent light at the corner of Windsor and Park Road be approved.

ENGINEERINGREPORTS1. PROVISION OF AMENITIES BLOCK DEERUBBUN PARK - CORNWALLIS ROAD, WINDSOR. 625-209

Two tenders have been received for the construction of the proposed amenities block in Deerubbun Park.

The construction consists of a concrete floor slab, brick walls, timber frame roof, colorbond metal roofing, ceramic floor tiles and standard plumbing fixtures.

The two tenders are:-

Hinchey and Cross Pty. Ltd.	\$28,730.00
Cosmic Constructions	\$34,750.00

IT IS RECOMMENDED THAT Hinchey and Cross be awarded the tender for the construction of the amenities block.

2. PUBLIC WORKSROAD CONSTRUCTIONReedy Road

Construction of the headwalls on the creek crossing near Fisher Road has been completed with the pavement now ready for cement stabilisation.

Riverview Street, North Richmond

Construction of kerb and gutter and associated works north side at Grose Vale Road end has been completed.

M.R. 155 - Castlereagh Road

Work has commenced on this project with installation of drainage pipes excavation for kerb and gutter with the first pour scheduled prior to the Council meeting.

DRAINAGE WORKTurnbull Avenue Reserve, Wilberforce

Placement of pipes has been completed.

ROADS RESEALING

Application of the flush reseal Comleroy Road and Derrig Road, Tennyson as approved in this year's programme.

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MAINTENANCEGravel Resheeting

The programme is well advanced with completion of shoulder strengthening Gorricks Lane, Freemans Reach Road, Crooked Lane and pavement strengthening Brennans Dam Road, Old Hawkesbury Road, Cusack Road, Maraylya, Hebron Road, Lower Portland and Springrove Road, Kurrajong.

Flood Mitigation Maintenance

Council's 1986/87 maintenance programme is now complete except removal of vegetation along Normans Creek. Work in addition to painting of flood gates, vegetation spraying included strengthening of the rock toe protection at The Breakaway.

Patching and grading work included heavy patching on MR 519 Comleroy Road 8.5 - 8.6km and attention Spinks Road, MR 182 - Sackville Road, Cedar Ridge Road, Upper Colo Road, Upper Macdonald Road, and Kandeer Road, St. Albans. Pitt Town Bottoms Road, Richmond Lowlands and Wilberforce area including Terrace Road.

Erection of new signposts and replacement of damaged signs under this year's allocation is in progress.

PARKS AND GARDENSBicentenary Park

Work has commenced on the C.E.P. programme providing for further improvement to the Rest-A-While area with extension of the pathway through to the toilet block under way.

General

Planting of trees supplied by Department of Housing, Berger Road Reserve and McKellar Crescent, South Windsor.

Removal of dead wood and dead trees Grose Vale Road, Coromandel Road, Ebenezer and Windsor Street, Richmond.

Mowing staff were active in the Colo Heights, Ebenezer, Kurrajong Heights and Bilpin areas attending to growth on Council land.

Repairs to stairs grandstand, Richmond Park.

BUILDINGS

Work included provision of additional security lights at Hobartville shops, new floor covering to bar area Community and Cultural Centre, new hotwater service McQuade Park, servicing of electrical switchboards at Council Chambers and attention to toilet block at Upper Colo Reserve.

Repainting of the bus shelter at Ebenezer. Relocation of the flag poles at the Tourist Information Centre.

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SEWERAGE

McGraths Hill Plant

Average daily flow for May was 2651 kl/day.

The pump for the Bio tower has been serviced and arrangements made for construction of a temporary drying bed to hold the sludge build up that will occur over winter.

Pump Stations

Pumps have been serviced in stations D, E, K & Q, while sand and silt build up in station "E" Fairey Road, serving the Windsor Industrial area has been removed.

In station "Q" Governor Phillip Park, the pump guide rails were replaced.

One pump from station "J" Pitt Town has been sent to the manufacturers for overhaul.

Attention was required to clear nine mainline chokes and four blockages to Council property.

Richmond Road Extension

This work is now complete with property owners able to connect to the system.

Liverpool Street, Pitt Town

A minor extension to the mains has been completed to provide for new lots created by subdivision.

IT IS RECOMMENDED THAT the report on works undertaken during May, 1987 be received.

3. SOUTH WINDSOR WASTE WATER TREATMENT PLANT. S200/16

Mechanical equipment is now being installed in the aeration tank. The surface aerator, and waste sludge pump has now been installed.

The ferrous chloride tank and chemical dosing equipment is also installed. It is anticipated that the structural work on the clarifier will be completed in one week.

The method of sludge disposal has now been determined to meet the requirements of the State Pollution Control Commission and design work is now proceeding in regard to these requirements. These design variations will require a variation on the waste activated sludge line and on the supernatant return line.

IT IS RECOMMENDED THAT the information be received.

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4. BLIGH PARK ESTATE - NEIGHBOURHOOD CENTRE. P160/46/C

Construction of the Neighbourhood Centre is proceeding according to programme. Brickwork is 90% complete and roof timbers are 80% complete. After brick cleaning is completed, timber windows and doors are to be installed.

The contractor is experiencing minor delays due to industrial problems affecting brick supplies.

IT IS RECOMMENDED THAT the information be received.

5. SUBDIVISIONS UNDER DELEGATED AUTHORITY

		Date Application Received	Date Approved
S87/15	Applicant: Hawkesbury Shire Council Owner: Hawkesbury Shire Council Land: Lot 3 DP737483, Groves Avenue, McGraths Hill Subdivision creating three lots	23/2/87	15/5/87
S87/10	Applicant: North Western Surveys Owner: Church of England Property Trust Land: Lot 9 DP241978 Macquarie Road, Wilberforce Subdivision creating two lots	10/2/87	4/5/87
S87/20	Applicant: D. Matthews & Associates Owner: W. Packer, V. Davison, N. & S. Shedden Land: Lot 74 DP739082 and Lot 10 DP708335 East Kurrajong (Sec) 2 & McMahons Roads Subdivision creating two lots	11/3/87	8/5/87
S87/14	Applicant: Glenhaven Horticultural Services P/L Owner: Glenhaven Horticultural Services P/L Land: Lot 4 DP349193 Roxana Street, Kurrajong Subdivision creating two lots	19/2/87	27/2/87
S87/21	Applicant: North Western Surveys Owner: C.G. & S.G. Jeffrey	26/3/87	12/5/87

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Land: Portion 140 & 147 Parish
Wilberforce, Cobcroft Road,
Wilberforce
Subdivision creating two
lots

S85/76 Applicant: Belodu P/L
Land: Portions 42, 43 and 44 and
Part 74 Parish Currency off Kurmond Road.
This subdivision has been previously approved and
includes the construction of 1.1km of new road sited
over the route of a very old road reserve.

To date the contractor has constructed five culverts -
one having four cells and completed earthworks to
underside of pavement level.

Subdivisions received to May -
1986 63
1987 43

IT IS RECOMMENDED THAT the information be received.

6. 1987 ANNUAL FLOOD MITIGATION CONFERENCE. C48/2

The 27th Annual Conference of Flood Mitigation Authorities of NSW was held at Penrith on the 20, 21 and 22 May, 1987. The Conference which was attended by 246 delegates was officially opened by Councillor, (Mrs.) Kath Anderson. Clr. Anderson who is the current Chairman of the Local Boundaries Commission responded on behalf of the Minister for Local Government and Water Resources, Clr. Janice Crosio, who was unable to attend.

Clr. Anderson's opening address concentrated on recent important policy and technical achievements relating to flood mitigation and flood plain management citing the removal of controversy surrounding the management of flood plains as probably the most significant recent achievement. The NSW Government's new flood policy introduced in December 1984 made it clear that Local Government was the prime authority responsible for controlling development of the flood plain. Clr. Anderson went on to say that the release of the flood plain development manual "1986" completed the Government's undertakings as regards the 1984 policy. This document provides Council with the basic guidelines necessary to apply a merit approach to development on the flood plain.

In line with the present economic climate Clr. Anderson re-iterated what is common knowledge to flood mitigation authorities, and that is that the real value of State and Federal Government subsidies is declining each year. This means that the case for Government subsidy of flood mitigation works needs to be better argued, and in this regard quantitative or hard data will be needed to back up any claims for financial assistance in the future.

Ten technical papers were presented at the conference. These papers which were quite rigorous in content provided Delegates with a broad base for further discussions on legal, planning and engineering matters relating to existing and future flood plain use.

Two motions that could directly affect Council's day to day planning decisions were raised at the conference. The first motion submitted by Shoalhaven City Council related to the implications of Ordinance 71 "Caravan Parks and Moveable Dwellings". It was moved that because of its comprehensiveness the State Government's Flood Plain Policy is adequate and the rigid controls inherent in Ordinance 71 are not required, further it was suggested that members of all flood mitigation authorities should vigorously oppose this legislation. This motion was carried.

The second motion was raised at the meeting of The Executive held on Thursday, 21 May, 1987 when the following resolution was carried :-

That the Secretary put the following questions to the Speaker (after the paper on the Flood Plain Manual is delivered) and that support by other members of the Executive be given if required.

- Will it be possible to have the Manual's principles reviewed at the end of twelve months?
- Why was the reference to catchments greater than 25 square km excluded from the Draft and what are the new limitations?
- The basis of the government's Policy is the 'on merits' approach to flood problems. The manual proposes certain guidelines, e.g. that extensions to habitable dwellings below the designated flood level be limited to 10% of the flood area or 30m². If a Council approves an extension in excess of this area, after considering all information available, i.e. on the merits of the situation, is it still acting within the Government's Policy and is it protected by the legislation, assuming that the Council can show that its decision was reasonable on the basis of the merits of the case at the time of the decision?
- What is the interpretation of the work "principles" in the Local Government Act?

The Speaker, Mr. Mike Geary (Principal Engineer, Rivers and Ports Branch, Public Works Department) was unable to conclusively answer the questions raised. Consequently, these matters are still open for clarification and they will be debated at the next meeting of the Flood Mitigation Executive scheduled to be held on Thursday, 27 August, 1987.

It had earlier been resolved that Bankstown City Council would conduct the 1988 Flood Mitigation Conference, however, recent administrative and accommodation factors have precluded that Council from running the 1988 conference. At this date it is understood that Shoalhaven City Council is prepared to host the 1988 conference.

IT IS RECOMMENDED THAT the information be received.

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HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
43	(34) New Dwellings	\$2,858,813	(\$2,213,462)
60	(57) Additions to Dwellings	508,637	(383,045)
-	(-) Residential Flat Buildings	-	(-)
6	(7) New Buildings other than Residential	661,000	(940,000)
1	(6) Additions to Buildings other than Residential	10,000	(49,500)
6	(7) Swimming Pools	70,590	(45,615)
1	(-) Additions to Dwellings - Dual Occupancy Unit	14,000	(-)
<u>117</u>	<u>(111)</u>	<u>\$4,123,040</u>	<u>(\$3,631,622)</u>

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
232	(196) New Dwellings	\$14,178,806	(\$10,692,139)
307	(291) Additions to Dwellings	2,778,714	(1,950,591)
1	(3) Residential Flat Buildings	75,000	(251,000)
22	(19) New Buildings other than Residential	4,788,000	(4,141,000)
13	(25) Additions to Buildings other than Residential	395,250	(470,398)
54	(51) Swimming Pools	428,969	(373,051)
3	(1) Additions to Dwellings - Dual Occupancy Unit	73,000	(10,000)
<u>632</u>	<u>(586)</u>	<u>\$22,717,739</u>	<u>(\$17,888,179)</u>

IT IS RECOMMENDED that the report be received.

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2. IMMUNISATION. H103-2

At the Ordinary Meeting on 9th December, 1986, it was resolved that Council advise the Minister for Health of its concern at the low immunisation status of children in the region and request that funds be made available urgently for a study of all aspects of immunisation.

The Castlereagh Area Health Service has advised that the Department of Health, NSW has made funds available for a six month pilot project to:

- Set up lines of communication between the Castlereagh Area Health Services and the Hawkesbury Shire and Penrith City Councils on the issue of immunisation.
- Establish a joint working party on immunisation to review, evaluate and recommend on strategies which will improve the immunisation rates for children.

Mr Phil Masters, Senior Health and Building Surveyor is representing Council on the working party which has held several meetings and appointed a Project Officer.

A further report will be submitted when the working party's report is at hand at the end of the project period.

IT IS RECOMMENDED THAT the report be received.

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PLANNINGREPORTS1. CASTLEREAGH AREA HEALTH SERVICE - PROPOSED DEMOUNTABLE BUILDINGS -
HAWKESBURY HOSPITAL. H106

Council is in receipt of a letter from the Castlereagh Area Health Service indicating their proposal to erect demountable buildings to enable relocation of the existing Maternity Unit from premises in Ross Street to the main hospital site.

A reply has been sent to the Service indicating the need for development consent of Council prior to any works being undertaken.

Additionally, Council is in receipt of a letter from the Service's Planning Consultants, Planning Workshop, indicating the proposal to utilise land owned by the hospital on the eastern side of Macquarie Street, for the purposes of the following:

- a new hospital of 180 beds with capacity to extend to 250 beds at a later stage depending on population growth;
- provision of a full range of hospital services (including outpatients, casualty, theatres etc.);
- closure of existing outdated facilities on the adjacent main hospital site across Macquarie Street, Windsor.

The letter from Planning Workshop further indicates that -

"As the site is already zoned Special Uses (Hospital) there is no requirement under the Environmental Planning and Assessment Act (1979) for notification of relevant authorities. However we nevertheless would like to provide relevant Government Authorities and other agencies with the opportunity to comment and also seek notification of any requirements or constraints relating to the land of which our group should be aware."

A letter was also forwarded to Planning Workshop indicating the need for development consent of Council and inviting such an application.

Council will be further advised when formal applications are submitted.

IT IS RECOMMENDED THAT the information concerning the proposed development of Hawkesbury Hospital be received.

v/c.

2. REMOVAL OF COVENANT OVER LAND NOW KNOWN AS LOTS 1 & 2 DP 715240
TERRACE ROAD, NORTH RICHMOND. 4633-01C, 202/4/78, 68A/24/74

Council, by Clerk's Certificate number 79/5 dated 13th March, 1979, approved the registration of a plan of subdivision depicting 8 allotments, one of which was severed by road and, to satisfy the Planning Instrument in force at the time of approval, it was required that the allotment so severed be developed only as a single allotment.

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The plan of subdivision was registered and the allotment so severed became Lot 5 in DP 259095.

The owners of Lot 5 DP 259095 entered into certain covenants with Council by a deed of covenant dated 9th May, 1979.

Subsequent to the gazettal of HLEP 1984, Council did:

- * By Certificate number 7/1985 dated 28th June, 1985, certify a plan of subdivision of Lot 5 DP 259095 depicting 2 lots having areas of 8.61 hectares and 1.51 hectares. That plan was subsequently registered as DP 715240.
- * By consent number 376/1985 issued 9th September 1985 approve the erection of a dwelling house on Lot 2 DP 715240.
- * By consent number 377/1986 issued 22nd July, 1986, approve an adjustment of boundaries between Lot 2 DP 715240 and Lot 7 DP 259095.

Messrs Rodney Lewis and Company, solicitors for the present owners of Lot 2 DP 715240, Hillway Pty Ltd, has written requesting that the covenant be removed and have submitted a draft deed for endorsement by Council.

The request is considered reasonable given the changed circumstances resulting from the introduction of the Environmental Planning and Assessment Act, 1979, and the gazettal of HLEP 1984, together with consents and approvals issued in respect of the land under the provisions of the Act and the Planning Instrument.

IT IS RECOMMENDED THAT Council concur in the removal of the deed of covenant relating to Lot 5 DP 259095 now Lots 1 and 2 DP 715240 Terrace Road, North Richmond, and that a deed declaring the deed dated 9th May, 1979, to be of no further force or effect, be completed under Seal of Council.

Michael 15/6/87

3. DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A RETAIL AND COMMERCIAL DEVELOPMENT - CORNER THE MALL AND BAKER STREET, WINDSOR. (FORMER HAWKESBURY VALLEY MOTORS AND COUNCIL OWNED LAND). DA 215/87

On 26th May, 1987 the General Purpose Committee of Council considered a development application for two single storey retail blocks of shops with a gross floor space of 981 square metres and a two storey office building with a gross floor space of 978 square metres. The Committee recommended that there be further discussions involving Architect, Mr. Robert Staas, the Shire Planner and the applicant with a view to presenting a further report to this meeting. The Committee indicated that it was satisfied with a single storey development along the frontage to the pedestrian mall.

The applicant, Triden Contractors Pty. Limited, has now submitted an amended proposal. The applicant states that:

"Further to Council's meeting of 26th May, 1987, we have subsequently held a meeting with Mr. Robert Staas and believe we have reached agreement on an acceptable treatment to the retail buildings.

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Therefore, we herewith submit two copies of amended drawing No.DA07 which now show pitched roofs and retention of some parapet detailing in lieu of full parapet walls and flat roofs behind.

A copy has been forwarded to Mr. Staas for his information and we understand that he will contact you to discuss the acceptability of the proposed revision.

We recommend this submission for Council's approval and trust that the revised treatment to the retail buildings will ensure Council's full support for the whole proposed development ..."

The amended drawing indicates the provision of steeply pitched roofs on both of the retail buildings. This has increased their bulk and in so doing has made them more compatible with the adjoining two storey development. The parapet detailing has been scaled down and serves to provide useful relief on the Mall facade of both buildings.

The amended plans have been discussed with Mr. Staas who indicates that the amended plans are preferable to the original proposal. However, he expresses the view that the development application is not sufficiently detailed in terms of facade documentation to allow full and proper consideration.

As previously reported, no provision has been made in the development application for off street loading. Such an area for loading will need to be set aside as loading from the pedestrian mall is not an acceptable proposition for new development.

The amended application achieves a better design result for the single storey retail buildings. Accordingly, the amended application should be approved subject to conditions.

IT IS RECOMMENDED THAT the amended development application be approved subject to the following conditions:

- 1-3. Standard Conditions (DAs) 1, 8 & 18.
4. Design of stormwater drainage to be approved by the Shire Engineer prior to the release of building plans.
5. Reconstruction of footpath and kerbs in Baker Street to the requirements of the Shire Engineer.
6. Parking area and access road to be sealed to the requirement of the Shire Engineer.
7. Building plans to indicate provision for off street loading and bulk garbage facilities to the satisfaction of the Shire Health Surveyor and Shire Planner.
8. An approved physical barrier being provided between public places, vehicle access ways, parking areas and the surrounding landscaped area.
9. 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.
10. 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.

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11. Final documentation of the external surfaces of the building to be provided with the building application. The materials and colours to be approved by the Shire Planner prior to release of building plans.
12. Paving used throughout the retail complex to be the same as that used in the pedestrian mall.
13. Dedication to Council of the proposed rear lane as indicated on plan DA03.

LIBRARYREPORTS1. LOCAL STUDIES - WRITTEN FAMILY HISTORY ENQUIRIES. L125/7

A report in the Finance Section of the General Purpose Committee proposed a processing fee of \$2 to cover the cost of copying and postage associated with family history enquiries. Family history enquiries are made verbally and in writing with, by far, the majority made by people attending the library and undertaking their own research with minimal or no staff involvement. Copying associated with this work is paid directly by the user at the time it is undertaken.

Last year there were 268 written enquiries in the local studies area. Of these, 42 were general enquiries regarding the library service, 23 were informed that they would have to undertake the research themselves, 90 concerned the Pioneer Register for which the response is a standard form, with 113 requiring staff time of approximately 20 minutes each. With these there is usually some copying involved and it was to recover the cost of this that the charge was proposed. At the present time in the library service there is a membership fee for the LERN operation and charges for processing of copying. There are no user charges for any part of the library service and this is the significant principle that has been debated over a long period of time and is covered by the Library Act.

At this stage, a fee will be charged for written family history enquiries assessed on the material expenses required at the time, and will vary accordingly.

IT IS RECOMMENDED THAT the report be received.

2. ALTERNATE SOURCES OF FUNDING. L125

A report on this subject was presented to Council in 1986.

A lot of information is provided currently from a number of operational areas. This could be consolidated into the library function, thus making its provision on a co-ordinated basis. Business is now seeing information similar to the way it views capital and labour. This is an area where an income could be obtained by Council. The basis of this sort of service is currently being investigated and will be further reported.

An example of a library service providing such a specialised function is that provided by Stanton Library through its creation of:

AAP1 - Australian Architecture Periodicals Index, and
Arch - Australian Architecture Data Base

which is now available on-line through Ausinet.

IT IS RECOMMENDED THAT the report on alternate sources of funding be received.

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SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. AUTISTIC ASSOCIATION OF NEW SOUTH WALES - MISS HAWKESBURY VALLEY QUEST. D64

Thanking Council for its generous sponsorship of Belinda Gallard in the 1987 Young Miss Hawkesbury Valley Quest.

B2. ST. JOHN OF GOD HOSPITAL - DONATION. D64

Thanking Council for its generous donation of \$100.00 towards the fete.

B3. BLACKTOWN COMMUNITY COTTAGE LTD - AUSTRALIANA PIONEER VILLAGE. C51/54

Thanking Council for the kindness and consideration shown to the children by the staff at Australiana Pioneer Village during an enjoyable day spent at the Village.

B4. LANDS OFFICE - HAWKESBURY SHOWGROUND AND SPORTING COMPLEX. 3837-2W

Referring to Council's request for financial assistance as set out in the submission "Establishment of Hawkesbury Showground and Sporting Complex, Clarendon."

Advising that the Showgrounds Standing Committee, at its meeting of 9th March, 1987, recommended that the application be deferred for further consideration in 1987/88.

B5. DEPARTMENT OF LOCAL GOVERNMENT - LOCAL GOVERNMENT (ELECTIONS) AMENDMENT BILL 1987. C44/1

The abovementioned Bill has recently passed through the Legislative Assembly and is expected to pass through the Legislative Council without alteration shortly after Easter. After receiving Vice-Regal Assent, it will commence on a date, or dates, to be proclaimed (and notified in the Gazette), which will bring the Bill into force for the general quadrennial council elections to be held on 26th September, 1987.

The object of this Bill is, together with certain miscellaneous matters, to amend the Local Government Act 1919 to make provision for:

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- a) The conduct by the Electoral Commissioner holding office under the Parliamentary Electorates and Elections Act 1912 of elections and polls under the Local Government Act at which voting is compulsory for resident electors;
- b) the maintenance by the Electoral Commissioner of a roll of resident electors eligible to vote at such an election or poll;
- c) the preparation by the town or shire clerk, as the need arises, of a roll of non-residential electors eligible to vote at such an election or poll, and
- d) the issue by the town or shire clerk of a penalty notice where a resident has failed to vote at such an election.

The substantive provisions of the Bill are contained in a number of Schedules and the more important provisions are summarised as follows:-

Schedule 1 - Amendments to Part 1
of the Local Government Act

- 1) Inserts in the Local Government Act certain definitions required for the purpose of the amendments contained in the Bill. The Returning Officer is appointed by the Electoral Commissioner.

Schedule 2 - Amendments to Part IV
of the Local Government Act

- 2) Enables the Electoral Commissioner to conduct any poll required to be held for the purpose of determining whether a mayor or shire president should be elected by the electors at a general election.
- 3) Provides that the holder of a civic office does not incur disqualification from office because of a loss, while holding the office, of qualifications as an elector.
- 4) Provides for vacation of office by an alderman or councillor after failing to attend 3 consecutive ordinary meetings of the council without the leave of the council.
- 5) Clarifies the meaning of "year" in relation to the number of meetings of a council during a year.
- 6) Enables the Minister, on the application of a council, to dispense with an election to fill an extraordinary vacancy on the Council if the vacancy occurs after 1 January in the year of an ordinary election.
- 7) Requires the returning officer to obtain the approval of the electoral Commissioner before fixing and advertising the date for an extraordinary election.

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Schedule 3 - Amendments to Part V
of the Local Government Act

- 8) Has the effect of preventing more than one non-resident vote in relation to land in a ward or riding if the land is owned jointly or severally, or by a corporation, or by trustees. A person designated to vote on behalf of the joint owners, corporation or trustees is required to be nominated in writing.
- 9) Provides for determination of the date at which a person is eligible to be enrolled, or to vote, as a resident. A person will be eligible for a section 56A vote only where he is a resident at the time of closure of the electoral roll and was omitted from that roll.
- 10) Repeals Division 4 of Part V of the Local Government Act and substitutes a new division 4 in which:
 - a) proposed section 63A provides for the interpretation of the new Division;
 - b) proposed section 64 makes general provision with respect to the roll of electors consisting of the residential roll and the non-residential roll;
 - c) proposed section 65 provides for the keeping by the Electoral Commissioner of the residential roll;
 - d) proposed section 65A provides for the preparation by the town or shire clerk of a non-residential roll for each election or poll to be conducted by the Electoral Commissioner and for its ceasing to have effect 3 months after the election or poll; and
 - e) proposed section 66 provides that a person qualified for enrolment in more than one ward or riding in a council area may be enrolled only in respect of one of them.
- 11) Provides for:
 - a) the conduct of specified elections and polls (being those at which voting by resident electors is compulsory) by the Electoral Commissioner;
 - b) the appointment by the Electoral Commissioner of a returning officer (who will usually be the town or shire clerk) for each council area; and
 - c) enables the Electoral Commissioner to make such other arrangements as are necessary for the conduct of an election or poll.
- 12) Enables the electoral Commissioner to delegate functions under the Local Government Act.
- 13) Substitutes sections 74C - 74F which provide for the service of a penalty notice by the town or shire clerk on a resident who fails to vote at an election or poll at which voting is compulsory. The

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penalty notice would enable the resident to avoid further proceedings (fine \$50) by giving a sufficient reason for the failure to vote or by paying the council a penalty of \$25.

Schedule 5 - Amendment to Part XXIVA
of the Local Government Act

- 14) Provides for the compilation of rolls of electors following establishment of a local district or urban area and for the conduct by the Electoral Commissioner of an election to determine the elected members of such committees.

Schedule 7 - Transitional Provisions

- 15) Provides for a transitional arrangement under which the residential roll will be prepared by the town or shire clerk under the existing provisions of the Local Government Act. The arrangement will apply only in respect of certain areas pending finalisation by the Electoral Commissioner of arrangements for taking over preparation of the rolls for those areas.
- 16) Continues in force any leave of absence from ordinary meetings of a council if it was effective immediately before the commencement of the Bill.

The relevant Ordinances are currently being amended, in consultation with the Electoral Commissioner, to bring them into line with the new provisions. A Circular will be issued, as soon as possible, outlining the Ordinance amendments.

Schedule 2(1) to the Local Government (Miscellaneous Provisions) Amendment Act 1985 requiring a deposit of \$100 or such other amount as may be prescribed to be paid to the relevant council in relation to the nomination of a candidate for a local government election and Schedule 2(1)(c) to the Local Government (General Revision) Amendment Act 1986 requiring the council clerk to make available to a person nominated for election to a civic office a certificate showing any amounts owed to the council by that person as referred to in section 30(2)(b) of the Local Government Act will be commenced when the relevant Ordinances are amended.

B6. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR NO.42/87 -
IMPORTANT FORUM TAKES POSITIVE APPROACH. P182

Advising that a forum of over 400 aldermen, councillors and community representatives, on 24 April, 1987, unanimously adopted a communique which will form the basis of a major submission to the State Government that planning control should be essentially local.

Speaking after the forum, the President of the Local Government Association of NSW, Ald. B.S.J. O'Keefe QC, said "If the Government accepts the recommendations which were adopted by the forum the erosion of democratic local decision-making should be removed."

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"The Forum urged the Government to agree to a series of amendments to the planning legislation to ensure that its highly desirable objectives are more effectively achieved."

Ald. O'Keefe concluded that a detailed submission will be made to the Government supporting all the positive proposals which arose out of the forum.

B7. RICHMOND LITERARY INSTITUTE - COUNCIL CONTRIBUTION. S197/5

Acknowledging Council's contribution to the Institute to the value of the 1987 Rates being \$414.70.

B8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - TRAFFIC AUTHORITY OF N.S.W. T225/2

Advising that Mr. R. Gilmore has been nominated as the Association's representative on the Blacktown Regional Technical Committee of the Traffic Authority of New South Wales, with Mr. J. Brannigan of Hornsby Shire Council as alternate.

B9. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO.6/1876. C44/2

1. Plant Hire Rates

In early 1985 councils received the Department of Main Roads (DMR) Circular A 681, detailing new arrangements for the setting of plant and truck hire rates.

In that circular, councils were advised by the Department that, for works on classified roads:

"As an alternative to the use of the standard rates advised from time to time by MR Form 496 (Plant) and periodic circulars (Trucks), domestic comprehensive or semi-comprehensive rates adopted by council for the use of its own plant and trucks on its own works will be accepted for Main Road works as from 1 January 1985."

The Department did reserve the right "to disallow any particular rate considered to be excessive".

The new arrangements were seen to have important implications for councils, allowing rates to be set that were more appropriate for local conditions.

The Associations' Joint Roads Committee is interested in assessing the progress of the new hire rate arrangements.

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(S.E. - This Council has adopted the Department's standard rates plus appropriate charges for items of plant not included in the schedule.)

2. Building and Construction Industry Long Service Leave Payments Act 1986

This Act was introduced in July 1986 and generally requires council to ensure that a levy has been paid to the State Bank prior to releasing building plans, and the forwarding of a monthly return on building approvals to the Corporation.

Concern has been expressed by a number of councils at the direct and indirect costs incurred in meeting their liabilities under the legislation.

3. Consultation with the Department of Housing

The Associations have discussed the possibility of establishing a Local Government Liaison Committee with the Department of Housing. As with other such committees, the liaison committee would discuss various issues of concern to the two parties. These would include discussion of environmental planning initiatives (eg. the draft SEPP on public housing, and possible use of the power under Section 94A of the Environmental Planning and Assessment Act); the operations of the "Landcom" arm of the Department, joint ventures between councils and the Department; and development of the Local Government Housing Initiatives Program.

It is envisaged that the committee would meet on a regular basis, perhaps quarterly, though this may vary. In addition, the Associations have decided to establish a sub-committee of their Standing Committee on Community Services to provide more formalised advice to the Associations on housing matters. It will deal with similar issues to the liaison committee, as well as develop the Association's existing policy on housing issues.

The Committee will comprise elected members and council staff active in housing matters, and is envisaged as meeting on a quarterly basis at the Association's offices.

The Associations are seeking nominations from elected members to sit on these committees. Two representatives (one representing each Association) will be appointed to the liaison committee. Three representatives will need to demonstrate significant experience and/or substantial interest in housing matters. In replying to this item, councils are requested to use the attached response form.

(S.P. - As Council is active in the role of joint venture development and housing initiatives it is considered that Council should nominate a Councillor to be considered for appointment to the Committee.)

4. Amendments to Shires Association Constitution

5. Shires Association Annual Conference - Noxious Plants Workshop

(S.C. - Not applicable to Council).

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6. Nominations for Host Council, 1989 Local Government Association Annual Conference

The following nominations have been received and a ballot will be held at this year's Conference to determine the successful host.

- . Orange City
- . Penrith City
- . Tamworth City
- . Wollongong City

7. Elections to Local Government Association Executive

With the dismissal of Sydney City Council, vacancies occurred in the positions of Metropolitan Vice President and Metropolitan Executive member.

At its meeting on 3 April, the Executive elected Ald Peter Woods to the position of Metropolitan Vice President. This created a second vacancy on the metropolitan Executive.

Those two positions were filled by Ald Joan Loew (Hurstville) and Ald Jill Barber OAM (Bankstown), who were the candidates for the Executive placed numbers eleven and twelve at the 1986 elections.

8. Computers in Local Government Planning

The School of Town Planning, University of New South Wales is running a course on the application of computers to planning at a Local Government level. The course will be held at the Australian Graduate School of Management from 20-24 July, 1987.

9. Training and Development Unit (TDU) - Seminars/Workshops10. Electronic Mail

The system will go on-line on 1 June, 1987.

11. Joint Planning Forum

One hundred and eleven councils registered for the Association's Joint Planning Forum, held in Sydney on 24 April, 1987. With 2 apologies, a total of 109 councils and 420 individuals, including some 30 observers were present.

Enclosing the forum communique, which was adopted unanimously following debate leading to two minor amendments.

A full report of Conference proceedings will appear in the June issue of the Bulletin and a Forum Document, including transcripts of all addresses delivered, is being prepared for circulation to councils. A submission for presentation to the Minister, which will expand on the objectives of the Communique, is also being prepared and will be circulated when complete.

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The Associations would like to thank all elected members and staff present at the Forum for a strong demonstration of support on planning issues which are vital for Local Government.

(S.C. - The Forum was attended by the Shire President and Deputy Shire Planner)

12. Briefing for Shires Association Councils

13. Relocation of Department of Water Resources

The Minister for Water Resources has now announced the transfer will be to Bankstown and has also indicated that there has been considerable delegation of responsibility to regional centres in recent times and that this will increase, thus reducing the need for council visits to Head Office.

14. Bicentennial Celebrations

The Minister for Local Government has received details from an organisation "Folk Art of Australia", PO Box 517, Casino, 2470 - Telephone (066) 64 1288 - advising details of their recently established business manufacturing a wide range of Australian Colonial clothing. Any council or its Bicentennial Community Committee which might be interested in obtaining further details should contact the firm direct.

15. Extracts from General Circular 2/87 - Issued by the Australian Council of Local Government Associations Ltd

Hansard Reports (Commonwealth Parliament)

(S.C. - Extracts are available for Council's perusal.)

B10. OAKVILLE UNITED SOCCER CLUB - COLBEE PARK. 625-204

Requesting permission to erect a concrete block practice wall at their cost. The wall dimensions will be 2.700m high x 6.100m long.

(S.E. - Approval has been given to the Club to proceed with the work.)

B11. PARLIAMENT OF AUSTRALIA - NATIONAL AWARDS FOR INNOVATION IN LOCAL GOVERNMENT. A9/5

Commending Council on receiving an award in the National Awards for Innovation in Local Government for a staff training programme.

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B12. PUBLIC WORKS DEPARTMENT - FLOOD/STORM DAMAGE - AUGUST, 1986.
F84/2

Referring to the Minister's offer of a grant dated 23rd February, 1987 and Council's acceptance in respect of the subject flood damage.

Attaching a Schedule of Approved Work covering the grant and advising that following completion of the work, Council is required to forward a completed certificate of final expenditure.

(S.E. - The Department's grant amounted to \$71,163 with Council's contribution being \$23,721 making a total allocation for the work of \$94,884.)

B13. COUNTRY WOMENS ASSOCIATION OF N.S.W. - DONATION. R186/6

Thanking Council for its donation of \$473.09 to the Association, being equivalent to the 1986/87 rates.

B14. MARITIME SERVICES BOARD N.S.W. - INTRODUCTION OF THE
COMMERCIAL VESSELS ACT

Advising that the Commercial Vessels Act, 1979 and Regulations will take effect on 1st July, 1987, to replace the Navigation Act, 1901 and its Regulations and will bring the controls on intrastate commercial vessels up to date.

B15. MINISTER FOR INDUSTRY AND SMALL BUSINESS - N.S.W. INVESTMENT
CORPORATION ACT. B23

Following the passing of the N.S.W. Investment Corporation Act, the former financial arrangement in assisting companies to establish or expand in country areas between Local Government Councils and the Department of Industrial Development and Decentralisation, has changed.

The Act provides for the establishment and operation of the NSW Investment Corporation.

The Corporation will combine both an entrepreneurial role and a financial assistance role in meeting its objective of promoting private sector development activities.

The entrepreneurial role will enable participation in joint venture arrangements. The Corporation will have flexibility to provide for innovative financial packages, including equity participation, flexible repayments schedules for loans, and flexible security arrangements.

Under the financial assistance role, the development financial assistance programmes, with the exception of certain rebate and subsidy components, currently administered by the Department, will be transferred to the NSW Investment Corporation.

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The NSW Investment Corporation will not compete with existing banks, finance companies, etc., but will play a facilitating role in arrangements between such institutions and organisations seeking finance, so as to fill gaps which might otherwise preclude organisations from obtaining funds.

The NSW Investment Corporation is a statutory body subject to Ministerial control, to ensure that it remains responsive to the Government's development strategies and priorities.

As far as reasonably consistent with Ministerial guidelines and directions, the NSW Investment Corporation will be required to act in accordance with prudent commercial principles and, where possible, will cover its costs and earn a profit. However, it will be involved with risk ventures and could make a loss on some undertakings.

The NSW Investment Corporation will be fully funded by the NSW Government statutory authorities. The authorised capital of the NSW Investment Corporation is currently \$100m which will be paid to the NSW Investment Corporation in instalments. The Minister's departments will continue to have available the Payroll Tax Rebate Scheme to eligible country industries and existing forms of subsidies.

As in the past, Councils are welcomed to participate with the new NSW Investment Corporation to assist industries to establish or expand in their respective areas on a basis which will be determined when an application is being considered.

B16. SMAIL RHODES & CO - HAWKESBURY SHIRE COUNCIL -V- FINCH AND
HAWKESBURY SHIRE COUNCIL -V- PARSONS - BREACH OF TREE PRESERVATION
ORDER. P160/30

Advising that, on Thursday, 28th May, Mr Parsons was fined \$750, professional costs \$250, plus Court costs \$23. Stating that, in passing sentence, His Worship indicated that the case involved what appeared to be a glaring breach of the Council's Tree Preservation Order, and that this was the first case within his knowledge to come to finality in the Local Court and that a substantial fine was justified.

Further advising that, in the associated matter of Hawkesbury Shire Council -v- Finch, the matter has been adjourned to Windsor Local Court on Thursday 18th June next for plea or mention on that day.

(S.E. - Action was taken in accordance with Council's resolution in regard to the removal of red cedar trees from a property in Grose Vale Road.)

B17. THE HON PETER MORRIS, MINISTER FOR TRANSPORT - FEDERAL ROAD
FUNDING. M130/28

Advising that Federal road funding will be maintained at the current level of \$1250 million in 1987/88 in spite of the difficult economic conditions facing Australia.

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Advising that the Government has decided that the existing 2 cents/litre excise surcharge on fuel, which is currently used to fund the Australian Bicentennial Road Development Programme, will be continued for a further 5 years after 1988 and that revenue raised from the surcharge will continue to be dedicated to roads expenditure.

Stating that, at this stage, he is unable to provide details about next year's allocations as final expenditure and revenue figures for current programmes in 1986/87 are yet to be determined.

(S.E. - Representations had been made by Council seeking a continuation of the funding.)

G.M. McCully,
Shire Clerk/General Manager