

Hawkesbury Shire Council

BUSINESS PAPER

Minutes of the Meeting of the Council of the Shire of Hawkesbury,
held at the Council Chambers, Windsor on 11th August, 1987,
commencing at 7.30 p.m.

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

Father Szondi, representing the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 969 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that the Minutes of the Ordinary Meeting of Council held on 14th July, 1987, having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

PROPOSED PRISON - SCHEYVILLE. P160/47. [70.1]

- 970 MOVED by Councillor Horrex seconded by Councillor Durrington that :

- (a) Council express its concern to the Minister that the announcement of such a significant development proposal was received by the Council only through the courtesy of the local press and that there was no consultation regarding the development and its impact on the residents and services of the area which are the responsibility of the Council and, further, that Council ask that the details of the other 56 locations considered be made public.
- (b) Mr. Rozzoli be thanked for his advice and advised of Council's resolution.
- (c) The Prison Protest Committee be advised that Council is supportive of their concerns regarding the proposal.

AN AMENDMENT was moved by Councillor Stevens seconded by Councillor Dunn that :

- (a) Council express its concern to the Minister that the announcement of such a significant development proposal was received by the Council only through the courtesy of the local press and that there was no consultation regarding the development and its impact on the residents and services of the area which are the responsibility of the Council and, further, that Council ask that the details of the other 56 locations considered be made public.
- (b) Mr. Rozzoli be thanked for his advice and advised of Council's resolution.

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- (c) The Prison Protest Committee be advised that Council takes note of their concerns regarding the proposal and that Council will consider further action following the response of the Minister to Council's submission in regard to Item (a) above.

The amendment was lost.

The motion was then put and carried.

GENERAL PURPOSE COMMITTEE MEETING - 28TH JULY, 1987

Section 2 - Development

D.A. ITEM 2 - NSW DEPARTMENT OF HEALTH, LOT 505 HARPUR CRESCENT, SOUTH WINDSOR - USE OF EXISTING DUPLEX AS A TRANSITIONAL GROUP HOME. DA 244/87 [10.2]

CORRESPONDENCE ITEM 1 - PLANNING - R.A.BLACK, CHAIRMAN, SOUTH WINDSOR ACTION GROUP - PROPOSED GROUP HOME - 26 HARPUR CRESCENT, SOUTH WINDSOR. DA 224/86 [79.1]

- 971 RESOLVED on the motion of Councillor Denne seconded by Councillor Sheridan that the application be approved subject to the Department of Health giving a written undertaking that it is agreeable to the following conditions :

1. Residency of the proposed group home shall be restricted to residents of the area administered by the Castlereagh Area Health Board of the New South Wales Department of Health, now or at any time in the future.
2. Such residents shall be chosen only from people already living in the community - specifically, no long-stay patients from any psychiatric (or any) hospital will be placed in the proposed group home, now or at any time in the future.
3. No person with a drug or alcohol problem, or anti-social personality disorder will be placed in the proposed group home, now or at any time in the future.
4. The Health Department Officers responsible for co-ordinating this programme shall informally introduce new residents in the proposed group home, to adjoining neighbours within a reasonable time of taking up residence but no later than twenty one (21) consecutive days.
5. No person will be allowed to take up residence in the proposed group home unless all proper and appropriate selection/assessment criteria have been positively met and certified by the appropriate officers of the Health Department, now or at any time in the future.
6. Each approved resident will enter into an appropriate agreement to abide by conditions and rules as currently required by the

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Health Department - a copy of which is to be incorporated into Council approval.

7. The general residency of the proposed group home will be discussed at a meeting between the Committee (or its Delegates), and the appropriate authority at the Hawkesbury Area Health Centre, every three (3) months or more frequently, at the request of either party.

D.A.ITEM 5 - WHATLEY SANDS PTY. LTD. - PART LOT 7 DP 979541, JOHNSTON STREET, PITT TOWN. EXTRACTION & PROCESSING OF SAND & ASSOCIATED WORKS. DA150/87 [10.5]

GENERAL PURPOSE COMMITTEE MEETING - 10TH AUGUST, 1987.

1. DEVELOPMENT APPLICATION - WHATLEY SANDS PTY. LTD. - PART LOT 7, DP979541, JOHNSTON STREET, PITT TOWN. EXTRACTION & PROCESSING OF SAND & ASSOCIATED WORKS. DA150/87 [10.7]

Councillor Stubbs declared an interest in this application.

MOVED by Councillor Dunn seconded by Councillor Denne that :

- (a) Consent be granted subject to conditions to be submitted to Council by the Shire Planner.
- (b) No further consents be granted under R.E.P.9 as it relates to the Pitt Town area for three (3) years from the date of this consent.

The motion was lost.

972 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that the application be refused for the following reasons :

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

COUNCIL MAKE REPRESENTATIONS to the Department of Environment and Planning, and the Minister, supporting the removal of Pitt Town from R.E.P.9.

MOVED by Councillor Rotherham that in view of Council's decision to refuse permission to extract from Part Lot 7, DP979541, Johnston Street, Pitt Town, Council resolve to give support to a rezoning of Part Lot 7, DP979541, Johnston Street, Pitt Town to allow a 2 ha. subdivision should such an application be forthcoming.

The motion lapsed for the want of a seconder.

973 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stanley that a report be brought forward on the development potential of the subject property.

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- 974 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Report of the General Purpose Committee Meeting held on 28th July, 1987, as recorded on Pages 1 to 13 of the Minutes of the General Purpose Committee Meeting be adopted, with the exception of :

Section 2 - Development

D.A. Item 2 - NSW Department of Health - Lot 505 Harpur Crescent, South Windsor - Use of Existing Duplex as a Transitional Group Home. DA 244/87 [10.2]

D.A. Item 5 - Whatlev Sands Pty.Ltd. - Part Lot 7, DP979541, Johnston Street, Pitt Town - Extraction and Processing of Sand and Associated Works. DA 150/87 [10.5]

which have already been considered by Council - See Minutes Nos. 971, 972 and 973.

BICENTENARY PARK COMMITTEE MEETING - 21ST JULY, 1987.

- 975 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Report of the Bicentenary Park Committee Meeting held on 21st July, 1987 as recorded on Page 1 of the Minutes of the Bicentenary Park Committee Meeting be adopted.

GENERAL PURPOSE COMMITTEE MEETING - 10TH AUGUST, 1987.

1. DEVELOPMENT APPLICATION - WHATLEY SANDS PTY.LTD. - PART LOT 7, DP979541, JOHNSTON STREET, PITT TOWN. EXTRACTION & PROCESSING OF SAND & ASSOCIATED WORKS. DA 150/87. [10.7]

See Minute Nos. 972 and 973.

2. REZONING APPLICATION - PORTION 341, PARISH ST. MATTHEW, RIFLE RANGE ROAD, SOUTH WINDSOR FROM RURAL 1(D) TO SPECIAL BUSINESS 3(B) L2/87 [13.7]

3. DEVELOPMENT APPLICATION - NSW DEPARTMENT OF HEALTH - LOT 505 HARPUR CRESCENT, SOUTH WINDSOR - USE OF EXISTING DUPLEX AS A TRANSITIONAL GROUP HOME. DA 244/87 [10.8]

See Minute No. 971.

- 976 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that Items 2 and 3 of the Report of the General Purpose Committee Meeting held on 10th August, 1987 be confirmed.

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SHIRE CLERK/GENERAL MANAGER'S REPORTFINANCE AND ADMINISTRATIONCORRESPONDENCE1. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN. B23/31.
[72.1]

- 977 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the offer be accepted, an application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage document.

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

- 978 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the nomination of Mrs Pam Cooper and Mr Frank Lovering to the Colo Heights Reserve Committee be endorsed.

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

- 979 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Denne that the Shire President and two delegates from the Hawkesbury Shire Sister City Association attend the 1987 Convention.

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

- 980 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that Council express its appreciation to the Group for its gift and advise that it will meet the cost of the frame.

REPORTS1. COMMUNITY & CULTURAL CENTRE - JULY BOOKINGS. C51/3. [74.1]

- 981 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report on the July bookings for the Community and Cultural Centre be received.

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

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

Lease Agreement ... Ground Floor "Toxana", Windsor Street,

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Richmond.

Term: 3 years with an option for a further 3 years.

Tenant: The Commonwealth of Australia (Department of Social Security)

Rent: \$17,100 per annum.

Lease Agreement

... Windsor Town Centre - Consent to Lease to Franklins Self Serve Pty Limited for a period of 15 years commencing 16th October, 1985.

3. STAFF MATTERS - RESIGNATIONS. S1/8P. [74.3]

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

4. COMMUNITY SERVICES REPORT. C45. [74.4]

- 984 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sledge that the Community Services Report be received.

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

- 985 RESOLVED on the motion of Councillor Stevens seconded by Councillor Rotherham that the amendments to the electoral legislation be received and that the procedures and fee structure outlined in this report concerning the forthcoming elections on Saturday 26th September, be adopted.

Further that the Shire Clerk be authorised to incur whatever advertising costs are necessary to reasonably ensure that all voters are aware of their obligations under the amended Section of the Act relating to compulsory voting.

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

- 986 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sheridan that the report concerning the operations of the Australiana Pioneer Village be received and that the persons involved in the restoration work be commended for the quality of their work.

Further that a Financial Statement of Income and Expenditure for the past twelve months be prepared for submission to the next Council Committee Meeting. This statement to also include details of the Works Expenditure incurred by Council in that period.

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

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- 987 RESOLVED on the motion of Councillor Denne seconded by Councillor Rotherham that the Hawkesbury Community & RSL Homes Trust be advised that Council adheres to its previous decision in regard to the sale and purchase of the lands.

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

- 988 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council approve the insurance renewal quotations for the 1987/88 period.

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

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

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

- 990 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report on the Local Government Amendment Bill be received and Council determine the following as designated employees - Shire Clerk/General Manager, all department heads and deputy department heads and the following employees who deal with property development or building matters - Assistant Shire Clerk and Senior Administrative Officer, Subdivision and Development Engineer, Registered Surveyors, all qualified Health and Building Surveyors and Town Planners.

11. REPORTS REQUESTED BY COUNCILLORS. [74.11]

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

ENGINEERING

CORRESPONDENCE

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

- 992 RESOLVED on the motion of Councillor Stevens seconded by Councillor Rotherham that approval be granted to Mr J Prendergast to conduct the Hawkesbury Valley Ride-n-Stride on Sunday, 11th October, 1987, subject to the same conditions approved by Council at its meeting held on 14th July, 1987.

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

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- 993 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that approval be granted to the application by Hawkesbury Pioneer Families Bi-Centennial Association for exclusive use of Governor Phillip Reserve on 16 April, 1988.

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

- 994 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sledge that approval be granted to the Macquarie Towns Festival Committee to conduct the Macquarie Towns Parade through Richmond on 26 September, 1987.

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

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

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

- 996 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that representations be made to the Surveyor General requesting the Department of Lands to proceed immediately with reservation of the land as a public reserve.

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

- 997 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that approval be granted to the Hawkesbury Canoe Classic to conduct the Outward Bound Canoe Classic at Governor Phillip Park, Windsor, on 10 October, 1987. Approval also be granted for that organisation to use a public address system, erect tent structures, and to camp in the Reserve overnight.

REPORTS

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

- 998 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that Pitt Constructions Pty Ltd be awarded the tender at the

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tendered price of \$38,141 for the construction of the "Woodbury Park" Amenities Block.

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

- 999 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the installation of playground equipment in the Laurence Avenue Reserve be approved.

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

- 1000 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stanley that the tender of B O'Mara in the sum of \$146,775 for the construction of Tea Rooms/Kiosk at the Bicentenary Park be accepted.

4. PUBLIC WORKS. [76.4]

- 1001 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report on public works be received.

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

- 1002 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that the report on Bligh Park sewage plant be received.

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

- 1003 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report on Bligh Park Estate be received.

7. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY. [76.7]

- 1004 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report be received.

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

- 1005 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report be received, and appointment of maintenance fitter (electrical) be authorised.

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HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS. B25

- 1006 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that the report be received.

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

- 1007 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that the report be received.

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

- 1008 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sheridan that the report be received.

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

- 1009 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that Council agree to the sullage removal contract currently held by Safer Sullage being assigned to Concourse Waste Management Pty Ltd under the existing terms and conditions, and the necessary documents be completed under Seal of Council.

5. D HELEY - PORTION 262 POST OFFICE ROAD, EBENEZER. DA 662/86, 13871-1. [78.5]

- 1010 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received.

PLANNINGCORRESPONDENCE1. R.A.BLACK, CHAIRMAN, SOUTH WINDSOR ACTION GROUP - PROPOSED GROUP HOME - 26 HARPUR CRESCENT, SOUTH WINDSOR. DA 224/86 [79.1]

See Minute No. 971

REPORTS1. HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - SALE OF MAPS. P160/41. [80.1]

- 1011 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council offer for sale Hawkesbury Local Environmental Plan 1984 map sets at \$5.00 per set.

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SECTION B - LETTERS SUBMITTED FOR INFORMATION

1012 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the letters in this section be received and appropriate replies forwarded where necessary.

- B1. LOCAL GOVERNMENT AND SHIRE ASSOCIATIONS - CIRCULAR NO. 9/1987. C44/2. [73.1]
- B2. ROTARY CLUB OF RICHMOND - PROPOSED ROAD CLOSURES WITHIN SHIRE. R190. [73.2]
- B3. DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT - COMMUNITY EMPLOYMENT PROGRAMME. G95/30. [73.3]
- B4. NEW SOUTH WALES INVESTMENT CORPORATION - LOANS TO MANUFACTURING INDUSTRY IN CONJUNCTION WITH THE DEPARTMENT OF INDUSTRIAL DEVELOPMENT AND DECENTRALISATION. L127. [73.4]
- B5. RICHMOND HIGH SCHOOL - 1987 SCHOOL MAGAZINE. D64, S196/2. [73.5]
- B6. WILBERFORCE CWA - 1987 DONATION. R186/6. [73.6]
- B7. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW - GROUP PERSONAL ACCIDENT INSURANCE SCHEME. I112/15. [73.7]
- B8. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - CIRCULAR NO. 8/1987. C44/2. [73.8]
- B9. COMMUNITY JUSTICE CENTRE - COMMUNITY JUSTICE CENTRE ANNUAL REPORT. C45. [73.9]
- B10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - PRE-ELECTION SEMINARS. E73/7. [73.10]
- B11. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - APPOINTMENTS TO BOUNDARIES COMMISSION PANEL. C44/2, L128/2. [73.11]
- B12. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION. REVALUATION IN HAWKESBURY SHIRE. A7/10. [73.12]
- B13. WINDSOR CHAMBER OF COMMERCE - WINDSOR PARKS. A7/20. [73.13]
- B14. MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR WATER RESOURCES - FINANCIAL ASSISTANCE. S200/13. [73.14]
- B15. UNIVERSITY OF MANCHESTER, DR BRUCE McADAM - ASTRONOMICAL MEMOIRS. C50-12. [73.15]
- B16. DEPARTMENT OF LOCAL GOVERNMENT - RELOCATION OF MINISTER'S BRANCH. C44/1. [73.16]
- B17. MACQUARIE UNIVERSITY - APPRECIATION. A5, D64. [73.17]
- B18. NOXIOUS PLANTS ADVISORY COMMITTEE - CIRCULAR NO. 18. H102. [73.18]
- B19. APSA.NSW - CLOSURES OF TELECOM BUSINESS OFFICES. T216. [73.19]
- B20. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD. M134, S200. [73.20]
- B21. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - 1987/1988 BUDGET. L128 [73.21]
- B22. MRS T. OLAH - CONGRATULATIONS. A5. [73.22]
- B23. MR JOHN LLEWELLYN, MANAGER, THE MACQUARIE RESTAURANT - ON-LICENCE. L126/11. [73.23]

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QUESTIONS WITHOUT NOTICE [83.1]

Councillor Denne stated that cars have been crashing into the safety fence on Bells Line of Road between Chapel Street and the North Richmond Hotel in four different areas and asked if the Department of Main Roads could be contacted in this regard.

Councillor Denne referred to the very responsible step taken by the Engineering Department to have Castlereagh Road closed to-day as it had become very treacherous due to the heavy rain.

Councillor Dunn sought permission to bring forward the following motion :

1013 MOVED by Councillor Dunn seconded by Councillor Horrex that :

- A. An appropriate symbol of office be designed and purchased for use by the Shire President on ceremonial, etc., occasions.
- B. A Shire plaque featuring the Coat of Arms be designed for presentation to distinguished guests, etc., and to Members on retirement who have completed at least one full term of office.

The motion was put and carried.

Councillor Horrex asked if the Engineer could arrange for attention to be given to the tarred section of Cedar Ridge Road which is breaking up.

Councillor Horrex referred to representations he had received regarding the drainage work which has been carried out on Pecks Road, North Richmond, mainly dealing with the public safety factor, and asked if the Engineer could look at the open pipes, and in particular the buried pipe which has a retention area in front of it, which poses some danger.

Councillor Horrex sought advice as to the replacement of playground equipment which has been removed from parks. He referred in particular to McMahons Park.

The Shire Engineer advised that certain park equipment had been removed as it is now deemed dangerous and is not being replaced. In regard to other equipment, in some instances it will be repaired and returned to the parks. Council has already commenced a programme for provision of playground equipment in parks and it is hoped that this programme will be continued next year. He stated that he would look at the question of McMahons Park.

Councillor Sledge referred to the proposal to remove the sign for Australiana Village.

The Shire President stated that it is proposed to remove the sign to the Buttsworth Lane entrance.

Councillor Sheridan asked if the Engineer could report on the need to erect a cable type fence at the Breakaway with a view to

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preventing vehicular access to the oval.

The Shire Engineer indicated that he would report back on the matter.

The Shire Clerk stated that there is a long standing arrangement with an objection by the Public Works Department to any fence being erected along that section and that the Engineer would have to take the matter up with the Department because of the effect of flooding on the flood mitigation works if a fence existed.

Councillor Stevens sought permission to bring forward the following motion as a matter of urgency :

- 1014 MOVED on the motion of Councillor Stevens seconded by Councillor Stanley that the facts relating to Council's refusal of an application for a proposed fish farm on the Richmond Lowlands be conveyed to the Editor of the Penrith Press.

The motion was put and carried.

Councillor Stanley referred to a previous request for a report on the parking problems at Pitt Town and asked if the report could be prepared on the long term position there. He stated that private parking in front of the shops is being used by long term patrons of the corner establishment which is making it difficult for other shoppers.

Councillor Stanley asked if the Engineer could look at planting a heavier growth of foliage along that area of Windsor Road between McGraths Road and Pitt Town Road which has just been refurbished along the gutter edges to break the noise and other pollutants from the main road into the village area.

Councillor Stanley asked if the trees which had been affected by the frosts last year along the McGraths Hill flat, could be replaced.

Councillor Stanley stated that the problems relating to the lack of footpath facilities between McGraths Hill and Windsor have been worsened due to the development by the Department of Main Roads at the McGraths Hill lights. He stated that there is absolutely no way for pedestrians, particularly school children, to walk between the garage and the hotel on the other side. He stated that the section at the corner is very dangerous.

Shire Engineer for report.

Councillor Durrington stated that she had received representations from the Macquarie Towns All Breeds Dog Obedience Club regarding lights at Deerubbun Park.

The Shire Engineer advised that representations had been received in writing and the Club would be invited to come in and discuss the matter.

Councillor Durrington referred to the bad potholes in Hanckel Road.

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.....
Shire Clerk/General Manager

.....
President

Councillor Rotherham asked if there were any provisions regarding abandoned horses. He stated that there are about a dozen horses on Upper Colo Road on the corner of Upper Colo and Putty Road which have been abandoned for about twelve months.

The Shire Health Surveyor stated that he would bring the matter to the attention of the Pound Keeper.

Councillor Rotherham stated that Portland Head Road and Upper Colo Road beyond Comleroy Road are in need of urgent attention.

The Shire Engineer stated that instructions have been issued for work on both roads.

Councillor Rotherham stated that there is still a lot of bushrock harvesting being carried out within the Shire and asked if consideration could be given to advertising the illegality of bushrock harvesting without approval, or if a report could be brought forward on the matter.

It was left to the Shire President, Shire Clerk and Shire Planner to investigate the matter.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

The meeting terminated at 9.48 p.m.

Submitted to and confirmed at the Meeting of Council held on 8th September, 1987.

..... President

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.....
Shire Clerk/General Manager

.....
President

NOTICE OF MOTION

ORDINARY MEETING - 8TH SEPTEMBER, 1987

By Councillor F.S.Stevens:

That Council reaffirm its policy of total prohibition of extraction of sand and gravel from the Richmond Lowlands and inform the Department of Environment and Planning accordingly.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 25th August, 1987, commencing at 9.30a.m.

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

An apology for absence was received from Councillor J.E. Nicholson and from Councillor S.E. Durrington, who would be arriving late at the meeting. The apologies were accepted.

Councillor Durrington arrived at the meeting at 9.41 a.m.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 31st July, 1987, be adopted and the revised estimates of cost be adopted.

CORRESPONDENCE

ITEM 1: (File T225) [1.3]

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: CHILDREN'S CROSSING - BELLS LINE OF ROAD NEAR KURMOND PUBLIC SCHOOL

Referring to Council's correspondence confirming the need for a recognised crossing on Bells Line of Road, at Kurmond as follows:-

"The provision of any uncontrolled pedestrian facility at this location is considered to be detrimental to pedestrian safety.

The only suitable facility is pedestrian signals, however, the limited funds available and other works to which the Department is committed preclude the provision of this facility in the foreseeable future.

The removal of the school flags and upgrading the warning signs is the desirable action, however, experience at other similar locations has shown that this is unacceptable to the crossing users.

Under these circumstances it is suggested that the existing facilities remain."

Recommendation

That the Department of Main Roads be advised that retention of the existing flag crossing at the location is acceptable to Council.

Councillor Durrington arrived at this stage, the time being 9.41 a.m.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File F84/5) [1.4]

CORRESPONDENT: LANDS OFFICE

SUBJECT: PERMISSIVE OCCUPANCY (R) 1985/8
REMOVAL OF SAND FROM CROWN LAND ADJACENT TO
PORTION 71

Requesting advice as to when the subject area will be restored in accordance with the conditions attached to the occupancy.

S.E. REPORT

It was reported to the Extractive Industry Committee on the 23rd June, 1987, that regrading and sand removal works associated with Permissive Occupancy No. 1985/8 were now completed.

Compliance with two other special conditions are required before this permissive occupancy can be terminated, they are:

- "28. Upon completion of extraction, Council shall ensure that the premises are seeded with couch, kikuya or other suitable holding grass and trees shall be planted at a rate of twenty (20) trees per hectare.
29. The boundary between the reserve when restored and adjoining freehold land shall be marked by a line of "Kopper's Logs" posts or equivalent.

As Council will be aware the adjoining property Lot 1 in DP 606535 (a sketch will be displayed at meeting) has been recently acquired jointly by the Department of Environment and Planning and Council and this has altered the overall situation in regard to future public usage in the area.

During a recent meeting with officers from the Lands Office, it was decided that the following requests should be formally made to the Lands Office:-

- (1) That in view of the changed adjoining land tenure Special Condition No. 29. be removed from Permissive Occupancy No. (R) 1985/8.

For information this action was also considered to be appropriate because of the possible adverse hydraulic impact of a low fence during floods.

- (2) That the area of Crown Land (shaded yellow on the plan) be converted to a "Reserve for Public Recreation".

In regard to (2) above, it would be necessary for Council to carry out an overall plan of management for the total combined area.

Recommendation

That the following requests be made to the Lands Office:-

3

- (1) That in view of the changed adjoining land tenure Special Condition No. 29 be removed from Permissive Occupancy No. (R) 1985/8.
- (2) That the Crown Land adjacent to Portion 71 Windsor be converted to a "Reserve for Public Recreation".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-7) [1.5]
CORRESPONDENT: NORTH RICHMOND CRICKET CLUB
SUBJECT: CONDITION OF CRICKET WICKET

Expressing concern over the condition of the cricket wicket at McMahons Park, Kurrajong, and stating that injuries have occurred over the past couple of seasons due to its deterioration.

The Club also advises that negotiations are underway for the replacement of the wicket complete with a synthetic surface, at an estimated cost of \$2,500 and requests Council to give consideration to a contribution of \$1,000 towards the project.

S.E. REPORT

It is felt that where clubs are providing a substantial proportion of funds towards the provision of facilities, Council should encourage them with assistance being provided where possible. Assistance has been given to other clubs recently to upgrade facilities and the amount requested from the North Richmond Cricket Club could be funded from the current parks maintenance vote.)

Recommendation

That approval be given to the North Richmond Cricket Club to replace the concrete wicket, together with a synthetic surface and that the \$1,000 requested to assist with the project be provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-212) [[1.6]
CORRESPONDENT: PETITION - BOWEN MOUNTAIN RESIDENTS
SUBJECT: BOWEN MOUNTAIN ROAD

A petition containing 247 signatures has been received from residents of the Bowen Mountain, Grose Vale, Kurrajong area requesting that Council "widen, resurface, paint a double yellow line and place a speed limit of 60 kph on Bowen Mountain Road. Also requesting the reopening of Grose

Vale Road between Bowen Mountain Road and Westbury Road and to resurface, paint a double yellow line and place a speed limit of 60 kph on Westbury Road."

S.E. REPORT

Bowen Mountain Road is 2.73 km in length with a sealed pavement 5.5m wide with widening at bends. Currently the pavement surface is still holding up under traffic with edges breaking away and shoulders wearing away from the seal. A depression exists at the Grose Vale Road end, where the ground has been classified as unstable, without producing a tear in the surface and has been adjudged not to require repair at this time.

Sight distance is restricted on curves, particularly where the pavement is in cut, on the inside of the bend. It might be noted that an improvement is currently being made by provision of benching at the Grose Vale Road intersection in conjunction with the repair work now in progress. Further investigation of the curves towards the top of the mountain on this basis is warranted.

As reconstruction to provide for widening of the pavement and improvement of sight distance (order of \$0.5M) has to date not been proposed in the works programme, consideration should be given to :-

- (a) Edge patching and gravel strengthening over the full length - Estimate \$87,260, and
- (b) Improvement to the curve near the top of mountain to increase sight distance. Determination of work would be subject to detailed survey,

as an item of work to be undertaken within the next roadworks loan programme.

Investigation could also be made into the advantage of providing a concrete edge strip each side of the seal.

In the interim, attention to pavement edges and shoulders will be undertaken as required within the limit of funds available for maintenance of sealed pavements.

Further, attention could be given to provision of warning signs on bends, to include an advisory speed plate.

With regard to Grose Vale Road between Bowen Mountain Road and Westbury Road, work is currently under way to restore the damage to enable its use. The width of bitumen seal on both these roads is 5.5m and an investigation will be carried out to determine if a warrant exists for separation or barrier lines, and the matter of speed restriction signs will be referred to the Local Traffic Committee.

Recommendation

That the provision of edge patching, shoulder strengthening and curve improvements on Bowen Mountain Road be referred as an item of work for consideration in the next roadworks loan programme, with attention being given to necessary maintenance.

COMMITTEE'S RECOMMENDATION

THAT THE PROVISION of edge patching, shoulder strengthening and curve improvements on Bowen Mountain Road be referred as an item of work for consideration in a future roadworks programme, with attention being given to necessary maintenance.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. POLICE DEPARTMENT - PITT TOWN ROAD. A7/5 [2.3]

Referring to Council's letter of 12th June, 1987, regarding speeding trucks on Pitt Town Road.

Advising Council that the problem has received attention by the Parramatta Highway Patrol on almost a daily basis to alleviate this problem.

B2. POLICE ALL NIGHT IN THE COMMUNITY COMMITTEE. A5 [2.4]

Thanking Council staff for its assistance and time consuming help to the Committee.

B3. TRAFFIC AUTHORITY OF NEW SOUTH WALES. T225 [2.5]

Forwarding delegation to Council for Local Area Traffic Management and Speed Humps under Section 269A of the Local Government Act, 1919.

Detailing the guidelines to be followed and advising that this supersedes the previous issued schedule.

(S.E. - The delegation to Council replaces some of the provisions of Section 269A and this allows Council, when preparing a traffic management scheme where it is proposed to include speed humps and where the proposal does not involve any proclaimed main roads or declared secondary roads, to determine the matter subject to consideration of the proposal by Council's Traffic Committee and concurrence by representatives of the Police Department and the Department of Main Roads on the Committee following consultation with the Department of Motor Transport and using the principles of "Guidelines for Traffic Facilities" by the Traffic Authority of New South Wales.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/29) [3.3]

SUBJECT: URBAN LOCAL ROADS PROGRAMME 1986/87

Due to work being incomplete on Reedy Road, Maraylya because of property acquisition delay, a revised schedule of works for the 1986/87 programme has been issued by the Department of Main Roads, to include the completion of the Reedy Road project. The revised programme is listed below.

1. Laws Farm Road - Completion of construction and bitumen sealing	231,463
2. Grose Vale Road Reseal	25,000
3. Spinks Road, Glossodia - Reconstruction 1.1-2.1 km from Kurmond Road	109,836
4. Reedy Road, Maraylya - Completion of reconstruction from St Johns Road to Fisher Road	19,001

\$ 385,300

Expenditure is still limited by the Department to \$368,700 on the programme.

Since the issue of the revised schedule, overexpenditure is expected on Reedy Road due to the extent of excavation of rock in one area and unstable subgrade encountered in another two locations, including the site of the major drainage structure. There has also been a considerable saving made on the reconstruction of Laws Farm Road by the in-situ stabilisation of the existing material in lieu of importing approved materials from outside the Shire.

The overall saving on the programme will allow Council to consider the inclusion of other works and it is suggested that the programme be revised as shown below:-

1. Laws Farm Road - Completion of construction and bitumen sealing	93,900
2. Grose Vale Road - Reseal	21,600
3. Spinks Road, Glossodia - Reconstruction 1.1-2.3 km from Kurmond Road	141,100
4. Reedy Road, Maraylya - Completion of reconstruction from St Johns Road to Fisher Road	80,800
5. Main Road No. 184 Bells Line of Road, North Richmond - Construction of kerb and guttering and shoulders (Telecom plant adjustments 82/83 programme)	7,200
6. Hermitage Road - Reconstruction and sealing - MR184, Bells Line of Road to Mill Road - commencement	40,700

Total 385,300

It can be seen that the revised programme allows for an extension of the works in Spinks Road where the condition of the subgrade is causing the road surface to deteriorate rapidly. It also allows for the commencement of the work on Hermitage Road, ie. relocation of Telecom plant, survey and design costs.

Item 5 of the proposed programme is to cover costs claimed by Telecom to raise manholes due to the kerb and gutter works carried out in the 1982/83 programme. The costs are recoverable by Telecom and funds have not been provided in current programmes for the works.

Expenditure will still necessarily be limited to \$368,700 as required by the Department of Main Roads and it is proposed that the works on Spinks Road be limited to \$124,500 until advice of further funding is received.

Recommendation

That the revised Urban Local Roads Programme be submitted to the Department of Main Roads for approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P155/15) [3.4]

SUBJECT: HOLLANDS PADDOCK CAR PARK

A number of complaints have been received regarding the condition of Hollands Paddock Car Park, in particular, the lack of drainage and the condition of the wearing surface at the rear of the Colonial Arcade. Council has also requested a report on this car park.

The cause of the deterioration of the bituminous seal is a combination of the volume of traffic and a continuous flow of water from downpipes from adjacent buildings.

To alleviate the water problem it is proposed to construct a 450mm diameter drainage line to collect the water from the kerb and gutter at the entrance to the arcade and connect it to the existing drainage system, following which a bituminous seal can be applied to provide a satisfactory wearing surface to that area. The estimated cost of the proposed works is \$7,500 and funds are available from contributions provided by developers for the provision of car parking.

With regard to the possibility of installing a perimeter road to give access through The Terrace into New Street, Council would be aware of the proposed development of the Winford Motors site at the corner of George and New Streets, Windsor and the request from the applicant with regard to the provision of a car parking deck over the existing car park will have a significant effect upon the usage of the car park and consideration of the perimeter road should be addressed following determination of the development.

Recommendation

That construction of drainage and associated roadworks to alleviate the drainage problem be undertaken at an estimated cost of \$7,500, funding to be provided from contributions for car parking.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA233/87, S87/36) [3.5]

SUBJECT: SUBDIVISION PART PORTION 170, PARISH ST MATTHEW, CURTIS ROAD, VINEYARD. APPLICANT - N.K. BENNETT & O'DONNELL FOR COMMONWEALTH OF AUSTRALIA

This subdivision proposes to create 18 industrial lots ranging in size from 924m² to 1950m². Only 6 of the lots exceed 1000m² and 16 of the lots front a new road to be opened off Curtis Road.

The drainage from the site is to be via a future pipeline through land to the rear and a contribution scheme has been adopted for this. It is likely that the current applicant and the developer to the rear (also the subject of an application for subdivision approval at this meeting) will jointly carry out the works in lieu of the payment of the contribution.

Recommendation

The application to subdivide Part Portion 170, Parish St Matthew, Curtis Road, Vineyard to create 18 industrial lots with areas ranging from approximately 924m² to 1950m² be approved subject to:

1. Compliance with conditions of Development Consent No. 382/1987 dated 10th August, 1987.
2. The submission of a Subdividor/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
- 3-7. Standard Conditions (subdivisions) (i), (v), (vi), (vii) and (x).
- 8-12. Standard Conditions (Road Opening) (i), (ii) (industrial), (iii) (industrial roads) (v) (name to be advised) (vi).
13. The payment to the Council of the sum of \$21,176 being a contribution construction of downstream drainage.
14. The provision of inter allotment drainage to all lots not draining directly to a public road and the creation of easements of adequate width.
15. The construction of kerb and gutter and road shoulder in Curtis Road together with any necessary drainage to the requirements of Council's Engineer.
16. All lots to be classified in accordance with AS 2870.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA290/1987, S87/50) [3.6]

SUBJECT: SUBDIVISION OF LOT 1 DP567028 RAILWAY ROAD, NORTH MULGRAVE. APPLICANT - NORTH WESTERN SURVEYS.
OWNER - COSMETIC MANUFACTURERS LTD

This subdivision proposes to create 10 industrial allotments ranging in size from 2000m² to 9023m², 6 of which have frontage to a new road to be opened off Railway Road North. The new road has already been constructed but requires minor maintenance and resealing prior to dedication.

The applicant also proposes to create a further narrow lot (approximately 0.5 metre wide) along the eastern edge of the new road where it adjoins Lot 2 DP567028, no doubt to prevent that land being subdivided to the new road without paying part of its cost. The lot proposed is not permissible and would have to be consolidated with proposed Lot 10. In the interests of encouraging development in the area and creating well shaped lots the applicant should be required to dedicate the additional strip of land as road.

Recommendation

The application to subdivide Lot 1 DP567028 Railway Road North, Mulgrave to create 10 industrial lots, with areas ranging from approximately 2000m² to 9023m² be approved subject to:

1. Compliance with the conditions of Development Consent No. 338/1987 dated 24th July, 1987
2. The submission of a Subdivisor/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
- 3-6. Standard Conditions (subdivision) (i), (ii), (v) and (x).
- 7-10. Standard Conditions (road opening) (i), (ii) industrial, (v) name to be advised, (vi).
11. Provision of a splay corner (3m x 3m) on the eastern corner of the access road and Railway Road North.
12. Payment of a contribution for inter allotment drainage along the rear of Lots 7, 8 and 9 of \$29,362 together with the construction of inter allotment drainage to serve Lots 5 to 6 and 10 and the creation of drainage easements of adequate width in favour of the lots served thereby.
13. Filling and compaction of the rear allotments to a minimum level of 13.3 metres Australian Height Datum and lodgement of a compaction certificate to the requirements of the Shire Engineer.
14. The construction of kerb and gutter, and sealed road shoulder fronting the lots in Railway Road North where not already in existence.
15. The carrying out of minor repairs and reseal to existing internal road prior to dedication, to the requirement of the Shire Engineer.
16. The dedication of road widening over the frontage of Lot 1 to join the existing road alignment to the west to the proposed south east corner of Lot 1 at no cost to Council.
17. The strip of land to the east of the new road adjoining Lot 2 DP567028 being included in the road dedication.
18. The radius of the cul-de-sac bubble and the road dedication being such that a minimum footway width of 3.5m is maintained.
19. All lots being classified in accordance with AS 2870.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S87/48, DA 296/87) [3.7]

SUBJECT: SUBDIVISION OF LOTS 5 AND 13 DP 740347 BLAXLANDS
RIDGE ROAD, KURRAJONG - APPLICANT: RJM DUNLOP FOR
SELF

This subdivision proposes to create 13 rural lots ranging in area from approximately 4.3ha to 5.5ha. One of the lots is created by a boundary adjustment to the existing Lot 5. All lots have frontage to a new road approximately 1.2 kilometres long.

Recommendation

That the application to subdivide Lots 5 and 13 DP 740347 Blaxlands Ridge Road, Kurrajong, to create 13 rural lots ranging in area from approximately 4.3ha to 5.5ha be approved subject to:

1. Compliance with the conditions of Development Consent No. 392/1987 dated 18th August, 1987.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
- 3-5. Standard conditions (subdivisions) (i), (v) and (vi).
- 6-10. Standard conditions (new roads) (i), (ii) (rural), (iv), (v) (name to be advised), (vi).
11. All lots to be classified in accordance with AS 2870.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday, 14 August, 1987 at 10.00am

PRESENT: Councillor J.E. Nicholson, Chairman
Sgt. R. Pakes, NSW Police
Sgt. P. Biscoe, NSW Police
Mr. G. Smith, Department of Main Road
Mr. J.R. Gilmore, Shire Engineer

APOLOGIES: Mr. W. Reardon, Department of Motor Transport

CORRESPONDENCE

ITEM 1: (File A7/35, T225) [4.11]

CORRESPONDENT: KURRAJONG HEIGHTS PROGRESS ASSOCIATION

SUBJECT: SPEED REDUCTION AND SIGNPOSTING ON
BELLS LINE OF ROAD, KURRAJONG HEIGHTS

Requesting extension of the 60 kph zone westward to Cut Rock, and warning signs indicating the presence of children near Queen Street on the eastern approach, and near Pinedale Place on the western approach.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred to the Department of Main Roads with the support of the Local Traffic Committee.

ITEM 2: (File 665-602) [4.12]

CORRESPONDENT: MRS. J. JAMES

SUBJECT: SPEED REDUCTION ON FREEMANS REACH ROAD AND
GORRICKS LANE

Requesting consideration to the reduction of the 100 kph speed limit on Freemans Reach Road and Gorricks Lane due to the conditions prevailing on these roads.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be referred to the Department of Main Roads with the recommendation from the Local Traffic Committee for reduction in the speed limit to 80 kph.

ITEM 3: (File T225) [4.13]

CORRESPONDENT: MRS. JOY SHANLEY

SUBJECT: GIVE WAY SIGNS - WINDSOR RAILWAY STATION

Requesting traffic control signs be installed either on George Street or

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the area at Windsor Railway Station due to increased traffic in this area and confusion as to who has right of way.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be further investigated with a view to provision of "Give Way" signs and traffic islands to give a clear definition of the road carriageway for the further consideration of the Committee.

ITEM 4: (File T225) [4.14]
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: PEDESTRIAN CROSSING WINDSOR STREET AND
WEST MARKET STREET, RICHMOND

On 12 June, 1987 the Local Traffic Committee recommended to Council that the pedestrian crossing be widened to a width of 6 metres, and that the No Standing restriction be extended to 10 metres on the northern side of Windsor Street.

Council, however, at its meeting held on 14 July, 1987 referred this matter back to the Local Traffic Committee for further investigation.

The Committee discussed various options from eliminating the crossing from the site to severe restrictions on parking in Windsor Street to improve visibility for traffic wishing to cross Windsor Street or turn into this street.

It is considered by the Committee that the extension of the crossing will cater adequately for pedestrians and also allow traffic to move slowly across the crossing to a point where they can observe the traffic in Windsor Street, and so move safely through the intersection. It is appreciated that at times traffic will stand within the pedestrian crossing whilst restricted by the through traffic in Windsor Street, but the additional width of the crossing should allow pedestrians generally to move across the street within the crossing and therefore provide a satisfactory compromise.

Relocation of the crossing north of the intersection would result in numerous pedestrians not utilising the facility, therefore compromising their safety. It is pointed out that action is proposed to improve the traffic visibility at the intersection, and the Committee is of the opinion that the matter should be implemented and reviewed in six months time.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATION from the previous Committee be submitted back to Council as follows :-

The pedestrian crossing be widened to a width of 6 metres and that the No Standing restriction be extended to 10 metres on the northern side of Windsor Street.

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ITEM 5: (File T225, S196/30) [4.15]

CORRESPONDENT: DEPT. OF MAIN ROADS

SUBJECT: CHILDRENS CROSSING - HOBARTVILLE PUBLIC SCHOOL

Requesting consideration to changing the flag crossing Powell Street to a children's crossing. This matter was deferred from the July meeting.

COMMITTEE'S RECOMMENDATION

THAT THE FLAG crossing in Powell Street be converted to the new type children's crossing.

ITEM 6: (File A7/5, 665-268, 665-518) [4.16]

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: SCHOOL - BUCKINGHAM STREET, PITT TOWN

Requesting consideration to the No Standing areas outside the school being increased.

It was further requested that the speed zone be painted on the road.

COMMITTEE'S RECOMMENDATION

THAT THE NO Standing zone outside the school on the northern side of Buckingham Street be extended east to the eastern boundary of the school with the existing No Standing zone on the southern side of Buckingham Street at the Chatham Street intersection converted to No Stopping, similar hours as currently existing.

ITEM 7: (File T225) [4.17]

CORRESPONDENT: NSW POLICE

SUBJECT: NORTH RICHMOND SCHOOL P & C - GROSE VALE ROAD,
NORTH RICHMOND

Request for improvement to the existing pedestrian crossing.

COMMITTEE'S RECOMMENDATION

THAT THE CROSSING be converted to a children's crossing with retention of the marked zebra crossing, and that double separation lines be provided both sides of the crossing to eliminate overtaking at this location.

ITEM 8: (File T225) [4.18]

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: INTERSECTION OF CROOKED LANE AND KURMOND ROAD

Request for review of the existing Give Way provisions.

COMMITTEE'S RECOMMENDATION

THAT "GIVE WAY Ahead" signs be provided in Crooked Lane, and that the intersection sign in Crooked Lane be replaced with a T-Junction sign.

Meeting finished at 10.50 am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

20. No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
21. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
22. Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
23. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
24. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
25. A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
26. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor 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) All lots to be classified in accordance with AS 2870.
- (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.

Michael 11/9/87

SECTION 2 - DEVELOPMENT

ITEM 1: (File DA 284/87) [10.9]
APPLICANT: ATINON PTY LTD
OWNER: MR NATALE CARUSO
LAND & LOCATION: LOT 18 SECTION 11 TOXANA STREET, RICHMOND
AREA: 1190sqm
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RESIDENTIAL 2(C). ENVIRONMENTAL PROTECTION.
APPLICATION: 2 STOREY RESIDENTIAL FLAT BUILDING CONTAINING 8
UNITS.
ADVERTISING: ADJOINING OWNERS WITH OBJECTIONS BEING RECEIVED
FROM: MARY PROUT, DENNIS AND RHONDA BRADSHAW, AND
ROBYN SHARPE (MACQUARIE TOWNS PRESERVATION
SOCIETY)
DATE RECEIVED: 10TH JUNE, 1987

S.P. REPORT

The application is a permissible use with Council's consent in the Residential 2(c) zone. The major objective of this zone is to permit with consent, 'walk-up' residential flat buildings. This is not a written objective but is inherent in the zoning criteria within HLEP, 1984.

A summary of some of the points of objection is as follows:-

"There already exists in Toxana Street, 2 sets of flats and I feel that a third set will completely destroy the character of the street by creating high density living in yet another section of Richmond, which in my opinion has already lost too much of the historical charm of a Hawkesbury Town."

"The site is prominent on the townscape and is situated on a block which contains many identified historic buildings. A two storey block of units as proposed is totally out of scale and unsympathetic to the character of the area."

Other grounds of objection are listed as blocking of views, blocking of airflow, removal of trees, loss of privacy, visual impact of building on the edge of the floodplain terrace, adverse effect on drainage of adjoining land, contrary to the site area and landscaping requirements of Hawkesbury Local Environmental Plan, 1984, aircraft noise, current zoning is an error.

In support of the proposal, the applicant states that the external design is intended to reflect the historic nature of the area. The building will have a favourable northerly aspect with the top four home units benefiting from good views of the Richmond lowlands and the Terrace escarpment.

The application is contrary to Clause 29 of Hawkesbury LEP, 1984 which requires a site area per unit of 150 square metres and a landscaped area per unit of 67 square metres. In this instance the available site area per unit is approximately 149 square metres per unit and the available landscaped area per unit is 58 square metres. The applicant requests that Council use State Environmental Planning Policy No. 1 to vary these minimum standards. In justification, the applicant indicates the construction of 7 units would be impracticable as a two storey building could not be balanced and that in addition the project would

cease to be viable. A gable ended pitched roof has been provided with some verandah detailing for both floors. It is considered that the proposed minor variations to the provisions of Clause 29 can be supported.

The applicant had originally intended to locate a three storey building on the site with parking occupying the ground floor. However it was considered that such a building would be overly bulky and that a preferred option would be a two storey building with free standing parking. Consequently, the application provides for 8 covered spaces and two visitors spaces between the building and the street alignment. This has resulted in the building line to the car ports being reduced from the standard 7.5 metres to 4.5 metres. However, given the satisfactory design, it is considered that Council can support the reduction in the building line as proposed.

A central theme in each of the three objections is that the proposed flat building is inconsistent with the low scale development that predominates in the area. However for the purposes of dealing with the application it must be accepted that the primary objective of the Residential 2(c) zone is to permit "walk-up" residential flat buildings which by the very nature have a different scale and form to dwellings. As to the other grounds of objection, the application will result in the removal of at least one tree, however this is not considered to be significant given the zoning of the land. In addition landscaping would be provided as a condition of consent. The drainage of the land requires the creation of a piped easement through adjoining land to Francis Street. This should improve the existing drainage pattern of the land and alleviate seepage problems on adjoining land. Aircraft noise is a matter which can be handled by a condition on development consent.

The proposed flat building is well sited to take advantage of shopping facilities and public transport. It will also assist in alleviating the demonstrated shortage of rental accommodation. Accordingly it is recommended that the application be approved subject to conditions.

Recommendation

That the application be approved subject to the following conditions:

- 1-4. Standard Conditions - (DA No's) 1, 4(8)(2), 27, 36(\$4,004).
5. External columns should comply with the fire rating requirements of Part 16 of Ordinance 70.
6. The sulo bin storage area shall be increased to accommodate 8 bins.
7. The sulo bin storage area floor shall not be connected to the roof water/stormwater drainage system.
8. Stormwater drainage shall be conveyed from the north east corner of the land through a registered drainage easement to Francis Street to the satisfaction of the Shire Engineer. Evidence of this easement is to be provided prior to the release of the building application.
9. External glazing shall be reduced in area to the minimum requirements of Part 50.2 of Ordinance 70, to minimise offensive noise from RAAF air movements.
10. The roof structure of roof space shall be such as to minimise offensive noise from RAAF air movements and an acoustic engineer's report on noise attenuation proposals shall be submitted concurrently with the building application.
11. The internal laundries shall be separately mechanically exhaust ventilated through vertical ducts to the outside air.
12. A suitable full height door shall be provided between the laundry

- and kitchen of each unit.
13. Unit entrance doors shall have nearest door jamb located a minimum 1020mm from the nearest 'down' step.
 14. Provision of a full width concrete vehicular entrance to the satisfaction of the Shire Engineer.
 15. The removal of the existing gutter crossing and its replacement with concrete kerb and gutter.
 16. Provision of a detailed plan of landscaping with the building application to the requirements of the Shire Planner. Landscaping to be completed prior to the occupation of any units which landscaping is to be nurtured to maturity and maintained for the life of the development.
 17. Proposed colour bonded roof to be of a dark non-reflective colour.
 18. Verandah detailing to the requirements of the Shire Planner. It is considered that timber detailing may be a preferable alternative to proposed ornate "wrought iron" lattice.

Mr. Brown of Raine & Horne addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved subject to the following conditions:

- 1-4. Standard Conditions - (DA No's) 1, 4(8)(2), 27, 36(\$4,004).
5. External columns should comply with the fire rating requirements of Part 16 of Ordinance 70.
6. The sulo bin storage area shall be increased to accommodate 8 bins.
7. The sulo bin storage area floor shall not be connected to the roof water/stormwater drainage system.
8. Stormwater drainage shall be conveyed from the north east corner of the land through a registered drainage easement to Francis Street to the satisfaction of the Shire Engineer. Evidence of this easement is to be provided prior to the release of the building application.
9. External glazing shall be reduced in area to the minimum requirements of Part 50.2 of Ordinance 70, to minimise offensive noise from aircraft movements.
10. The building generally to be designed incorporating details obtained from a qualified acoustic engineer to significantly minimise aircraft noise intrusion in accordance with Australian Standard 2021/1985.
11. The internal laundries shall be separately mechanically exhaust ventilated through vertical ducts to the outside air.
12. A suitable full height door shall be provided between the laundry and kitchen of each unit.
13. Unit entrance doors shall have nearest door jamb located a minimum 1020mm from the nearest 'down' step.
14. Provision of a full width concrete vehicular entrance to the satisfaction of the Shire Engineer.
15. The removal of the existing gutter crossing and its replacement with concrete kerb and gutter.
16. Provision of a detailed plan of landscaping with the building application to the requirements of the Shire Planner. Landscaping to be completed prior to the occupation of any units which landscaping is to be nurtured to maturity and maintained for the life of the development.
17. Proposed colour bonded roof to be of a dark non-reflective colour.
18. Verandah detailing to the requirements of the Shire Planner. It is considered that timber detailing may be a preferable alternative to proposed ornate "wrought iron" lattice.

Michael 11/9/87

ITEM 2: (File DA 348/87) [10.10]
APPLICANT: R.A. NICOL C/- W.D. & B.L. WILSON
OWNER: MR. R.A. NICOL
LAND & LOCATION: LOT 2 DP703209, PORT ERRINGHI ROAD,
EBENEZER
AREA: APPROXIMATELY 12 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
RURAL 1(B1) ENVIRONMENTAL PROTECTION
APPLICATION: ADDITION OF SIXTY (60) LONG TERM CARAVAN
SITES
ADVERTISING: ADJOINING OWNERS BEING NOTIFIED WITH 35
OBJECTIONS BEING RECEIVED
OBJECTIONS: MR & MRS A.B. GARDNER, MR & MRS AD
GARDNER, CAROL KING, D & W & B PARSONS, A
HUPALO, MRS G HERCZEG, L HERCZEG, A & B
WILLARD, I CHANDLER, K FAHEY, W LOPEZ,
BRONWYN MARKS, M & D MITCHELL, MICHAEL
RYAN, S SHAFFER, MR & MRS M ANDREW, J & S
WILLIAMS, MR & MRS S FAHEY, GREG &
MARGARET LOCKING, CH KEMP & SONS, W
WHELAN, A WHELAN, R & P NOBLE, ROBERT &
ELIZABETH OLLEY, PETER NOBLE, K & D
SHEPHARD, J & M FISHER, JOHN GARNHAM, RAY
& BARBARA SURTEES, J & B STONES, W STONES,
D & M STONES, CRAIG & ANNE TUCKERMAN, LEO
VLEMMINGS, S VANKS, D & P HIGGS
DATE RECEIVED: 14TH JULY, 1987

S.P. REPORT

The proposed sixty (60) long term caravan sites are proposed to be located on land adjacent to Stones Road. All sites are proposed to be located on land above the 1 in 100 flood frequency level which is 13.9 metres in this locality.

It is proposed to provide a water supply from the Hawkesbury River, which would be treated and reticulated through the caravan park. Effluent is proposed to be disposed of by means of two transpiration beds.

The objections which have been received generally cite the following concerns:-

Loss of privacy, outlook, adverse effect on land values, noise, additional traffic, development not compatible with existing housing, loss of village atmosphere, lack of social amenities, adverse affect of sewerage transpiration beds, contamination of water supply provided by domestic bores, transpiration bed is below the flood level, lack of public transport, lack of urban amenities, aesthetic problems, loss of amenity.

Hawkesbury Local Environmental Plan, 1984, indicates that caravan parks are a permissible use with Council's consent in the Rural 1(b1) rural zoning. However, the concept of caravan parks as defined by Hawkesbury LEP, 1984, was that of short term tourist orientated parks. However, on 3rd October, 1986, Ordinance No. 71 of the Local Government Act was introduced, permitting permanent occupancy in caravan parks subject to the requirements laid out in the Ordinance. As many local planning

instruments have to some extent been outdated by the introduction of Ordinance 71, the Department of Environment and Planning issued Circular No.108, providing guidelines for the location of caravan parks accommodating long term residents.

Circular No.108 advises that by and large, caravan parks established to cater for long term residents should be assessed in the same manner as conventional residential developments of the same scale. Therefore, when considering a development application for a new park, (as is the case in the subject application), Councils should take into account the matters for consideration under Section 90 of the Environmental Planning and Assessment Act, in much the same way as if they were considering a residential development.

The Circular proceeds to suggest that caravan parks for long term residents are best located in areas which are suitable for conventional housing. The Circular states that:-

"The most appropriate sites for new parks at least, will be those which are suitable for residential development, serviced, but not yet subdivided for conventional housing. Areas which are zoned rural, even if they have been identified for urbanisation in the long term, are likely to be less suitable."

The intent of Circular No.108 is that caravan parks intended for long term residents should be considered on the same basis as conventional residential developments of the same scale. In this regard, the Circular suggests that the level of servicing applicable to a sixty (60) site long term caravan park should be the same as a sixty (60) lot residential development.

In assessing the application in these terms, it is clear that the existing level of infrastructure is inadequate for the proposed development. The land does not benefit from reticulated water and sewerage, the alternative arrangements for which are of a lower standard and unlikely to be supported in relation to any conventional residential subdivision. The immediate locality does not possess those support facilities generally taken for granted in new residential areas. These include public transport, shops, child care and active open space. The closest residential settlement where these facilities are provided in any quantity is Wilberforce, some 7km away.

The deficiency of the application in terms of the locational criteria outlined in Circular No.108 is fundamental and not something which can be achieved through conditions of consent.

Accordingly, it is recommended that the application be refused.

Recommendation

That the application be refused for the following reasons:-

1. Contrary to proper locational criteria for the siting of long term caravan parks.
2. Not in the public interest.

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Mr.W.Wilson addressed the Committee in support of the application.

Mrs.Marks, Mrs. Andrews and Mr.Whelan addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 329/87) [10.11] *Alice 11/9/87*
APPLICANT: MICHAEL D VARLEY PTY LTD
OWNER: MRS G MORE
LAND & LOCATION: PORTION 39 & PORTION 224 PARISH ST MATTHEW,
MULGRAVE ROAD, MULGRAVE (EXISTING "TAM-O-SHANTA"
GOAT STUD AND DAIRY)
AREA: 15.07 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(a)
APPLICATION: THE ESTABLISHMENT OF A TOURIST FACILITY COMPRISING
OF 7 ENCLOSURES FOR VIEWING GOATS AND BUILDING
EXTENSIONS TO PROVIDE A TEA ROOM, MACHINE ROOM AND
SHOWROOM
ADVERTISING:
DATE RECEIVED: 9TH JULY, 1987

S.P. REPORT

The proposed tourist facility is permissible under the Hawkesbury Local Environmental Plan, 1984. The applicant intends to upgrade the existing complex to cater for educational visits by schools. It is expected that 30-40 people per day will be visiting the complex.

The application includes 7 enclosures for viewing goats and building extensions to provide a tea room, machine room and showroom.

The applicant intends to provide 24 car parking spaces and 2 bus parking areas which comply with Council's Car Parking Code. The ingress and egress will be separate to facilitate traffic movement into and from the site.

The property is affected by the 1 in 20, 1 in 50 and 1 in 100 year flood frequency levels of 13.3, 15 and 16 metres AHD. The proposed extensions will be located on land influenced by the 1 in 100 and 1 in 50 year flood frequency levels. Council is able to approve the application under Clause 35(6) of the Hawkesbury LEP 1984 which enables Council to approve the erection of a commercial building with a floor level below the 1 in 100 level. The existing buildings make compliance with Council's requirement that the floor level be at or above the 1 in 100 level unreasonable.

Adjoining owners were notified in accordance with Council's advertising policy with no written submissions being received during the advertising period.

The proposal will not adversely affect the amenity of the area and should be approved.

Recommendation

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

- 1-6. Standard conditions (DAs) 1; 18; 21 Plus - Separate details of the proposed waste collection, storage and disposal method system to be lodged with Council prior to the release of the Building Application; 25; 28 Plus - Access to the WC and facilities for the disabled to be provided in accordance with the requirements of Ordinance 70; and 25.
7. The car park is to be gravelled and drained to the satisfaction of the Shire Engineer.

The Shire Planner advised that Standard Condition No. 6 should read "29".

COMMITTEE'S RECOMMENDATION

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

- 1-6. Standard conditions (DAs) 1; 18; 21 Plus - Separate details of the proposed waste collection, storage and disposal method system to be lodged with Council prior to the release of the Building Application; 25; 28 Plus - Access to the WC and facilities for the disabled to be provided in accordance with the requirements of Ordinance 70; and 29.
7. The car park is to be gravelled and drained to the satisfaction of the Shire Engineer.

ITEM 4:	(File DA DA 309/87). [10.12]	GARETH 11/9/87
APPLICANT:	TOWARDS 2000	
OWNER:	HAWKESBURY SHIRE COUNCIL	
LAND & LOCATION:	LOT 1 DP 226141 AND LOT B DP 386334 WINDSOR ROAD, WINDSOR - "MACQUARIE PARK"	
AREA:	N/A	
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL 1(b2) - ENVIRONMENTAL PROTECTION	
APPLICATION:	HIRE OF 'AQUA-SCOOTERS' FROM MACQUARIE PARK	
ADVERTISING:	NOT ADVERTISED. SITE IS SEPARATED FROM ADJOINING DEVELOPMENT AND COUNCIL IS PRIMARILY RESPONSIBLE FOR THE USE OF THE PARK.	
DATE RECEIVED:	23RD JUNE, 1987	

S.P. REPORT

This application involves the hire of a maximum of 20 aqua-scooters from Macquarie Park at any one time.

The aqua-scooter is described in the application as being:

".... a non-sinkable, submersible and exciting water sport recreational fun machine."

Specifications include:

- * Weight - 7kg
- * Length - 500mm
- * Speed - 4 to 6 knots depending on operator's size and technique.

In relation to safety and environmental effects, the applicant has provided the following details:

1. Safety

The only moving part, the propeller, is completely enclosed. There are no mechanical protruding objects and no external heat is developed.

2. Environmental Effect

Scooter uses "Castrol Bio-Degradable" oil, which is a synthetic non-pollutant oil. As it is vegetable based, this oil mixes with water.

Noise levels are minimal as the scooter travels substantially under water.

3. Operation

Maximum of 20 units at any one time which requires minimal beach area.

Scooters would be hired on a 15 minute or ½ hour basis and be restricted to a reasonable area in the water marked by flags on the beach.

Staff would consist of one or two persons.

4. Hours of Operation

Site would be operated during warmer periods, probably no more than six months of the year, and only on weekends and holiday periods. Operating hours - 6 to 10 hours per day.

The application was referred to the Maritime Services Board (MSB), however, a response from the Board has not yet been received. If the application is approved, the concurrence of the MSB can be requested as a condition of consent. It is not believed that the MSB will raise any objection however will require an application for licencing.

It is considered that the hire of aqua-scooters will compliment the water-oriented use of Macquarie Park and provide some additional tourist potential. Accordingly, the application should be approved subject to suitable conditions being imposed in respect of leasing arrangements, annual rental and public liability insurance.

Recommendation

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

1. Satisfactory arrangements being made with the Shire Clerk regarding annual rental of \$1,000 and the applicant taking out public liability insurance cover of \$5 million prior to the commencement of hire operations.

2. Concurrence of the Maritime Services Board prior to the commencement of hire operations.
3. Compliance with all requirements of the Maritime Services Board.
- 4-5. Standard conditions (DAs) 21 and 18.
6. Rental and conduct of operations to be subject to annual review.
7. Area of Macquarie Park to be used shall be determined on-site in consultation with the Shire Engineer and the Maritime Services Board.

Mr. Circosta addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael
11/9/87

ITEM 5:	(File DA 374/87) [10.13]
APPLICANT:	STUART PASCOE
OWNER:	MR J E STAFFORD
LAND & LOCATION:	LOT X DP 163974, NO. 106 WINDSOR STREET, RICHMOND (VICKI'S HOUSE)
AREA:	1651M ²
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RESIDENTIAL 2(c) ENVIRONMENTAL PROTECTION
APPLICATION:	8 VILLA UNITS GENERALLY IN ACCORDANCE WITH DRAWING NO. P-87
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	31ST JULY, 1987

S.P. REPORT

The proposed villa development incorporates the restoration of Vicki's House (a building identified on the North West Sector Heritage list) and its use as a villa unit.

The Residential 2(c) zoning of the land permits, with Council's consent, villas, town houses, as well as walk-up residential flat buildings. Clause 29 of Hawkesbury LEP, 1984, provides a maximum density standard of one villa unit for each 200m² of site area. In this regard, the proposed development complies with the standard, having one villa per 206m² of site area. Clause 29 also provides that villa units should have a landscaped area of at least 100m² per dwelling. In this instance, the development provides for approximately 58m² of landscaped area per dwelling. The shortfall can be attributed to a conscious decision by the applicant in consultation with Council's Planning Department to provide the capacity for an additional parking space for each unit. Given the arrangement of the development, and its location on a main road, it was considered that the additional parking was of greater value than the loss of landscaping.

The application is also contrary to Clause 10 of Hawkesbury LEP, 1984, which provides that a person shall not erect a residential flat building

10.

on an allotment of land having a frontage to a main or an arterial road unless the frontage is not less than 24 metres in width.

The applicant has lodged an objection pursuant to State Environmental Planning Policy No. 1 in respect of Clauses 10 and 29 of Hawkesbury LEP, 1984. The substance of the objection is as follows:

"With regard to Clause 10, the land has less than the required frontage but adjoining development has been approved on even smaller frontages. In addition, it is not practicable to increase the frontage as both adjoining allotments are fully developed.

In respect of Clause 29, the proposed development has less than the required landscape area. However, in discussions with a Council officer, it was decided that it would be better to provide increased off-street parking capacity (ie beyond Council's minimum requirements).

In addition, the proposed development will result in the restoration of Vicki's House."

It is considered that the above grounds of objection are justified.

The proposed villa units are compatible with the zoning and the surrounding development.

A similar proposal was approved by Council a number of years ago but consent has since lapsed.

Recommendation

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

- 1-4. Standard conditions (DAs) 1, 7, 10 and 36 (\$4,004).
5. All driveways and parking to be sealed to the requirements of the Shire Engineer.
6. Land to be drained to the requirements of the Shire Engineer.
7. Restoration of Vicki's Cottage to be carried out to the satisfaction of the Shire Planner and Shire Health Surveyor.
8. Noise attenuation of units to be carried out to the requirements of the Shire Health Surveyor.
9. Unit 1 to be provided with a laundry.
10. Provision to be made for cars to pass on-site by reduction of part of the landscaping in front of units 2 and 3 to provide a passing bay 10m in length.
11. Fence on western boundary to be removed to the facade of unit 1.
12. Footway crossing and layback to be at least 6m in width.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA 311/87) [10.14]
APPLICANT:	MR R SAVAGE
OWNER:	J BACKHOUSE
LAND & LOCATION:	LOT 1 DP 581859 BRICKFIELD ROAD, WINDSOR

CARATH 11/9/87

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AREA: 5.8 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(c)
APPLICATION: GOLF DRIVING RANGE WITH LIGHTING AND AMENITIES
BUILDING
ADVERTISING: ADJOINING OWNERS 14 DAYS - TWO SUBMISSIONS
RECEIVED
DATE RECEIVED: 30TH JUNE, 1987

S.P. REPORT

The application seeks Council's approval for a golfing complex which comprises:

- * Golf driving range with 28 "tee-off" stations;
- * Night lighting;
- * Amenities building containing an office, and customer amenities; and
- * Thirty car parking spaces.

Access to the site is via Forbes Street, part of which is not constructed. The two submissions received, which are not objections, simply request that access to existing factories in Forbes Street be maintained in any proposal for construction of the unmade section. This is considered reasonable and would be taken into account in the preparation of engineering plans for any roadworks.

As the subject land is situated under the flight path to Runway two-eight at RAAF Richmond, the application was referred to the RAAF for comment regarding lighting. Informal discussions with senior RAAF personnel indicate that lighting would not pose a problem, however, any lighting should be shielded from being deflected upwards. The applicant has been formally required to submit a detailed lighting plan incorporating these requirements. These plans are currently being prepared and can form part of the building application should this development application be approved.

The plan submitted with the application indicates that the driving range has a length of approximately 230 metres. This is considered inadequate as it is not uncommon for drives of 270 metres to be achieved.

Development consent has recently been issued for a subdivision of the subject land which would prohibit a more desirable depth for the development being achieved. Any approval for the driving range should include a condition requiring the submission of an amended development application for the subject land which provides a depth of 300 metres for the land upon which the golf complex is to be situated. This would ensure adequate area for the driving range and ancillary development such as car parking.

The subject land is situated below the 1 in 10 year flood frequency level, however, amenities buildings, car parking, roads and open space are allowable uses by virtue of Clause 35(ii) of Hawkesbury Local Environmental Plan, 1984.

The actual driving range is classified as a tourist facility which is a permissible use, with consent, under Clause 9 of Hawkesbury LEP, 1984.

It is considered that a golf driving range is a suitable use for flood liable land which may otherwise be rendered sterile. Such a facility will

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provide additional tourist/recreation potential for the Shire.

Recommendation

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

- 1-9. Standard conditions (DAs) 1, 2 (30), 7, 8, 18, 21, 28, 25 and 26.
10. Submission of a satisfactory lighting plan to the satisfaction of the Shire Health Surveyor and the Shire Planner. Such plan shall include details of:
 - * height of light poles;
 - * type of lighting;
 - * means of controlling spilt light, eg shielding, deflection, etc.
11. Construction of Forbes Street with a sealed pavement to the requirements of Council's Engineer.
12. Construction of access to the site to be to the requirements of the Council's Engineer.
13. To provide adequate area for proposed driving range and ancillary development, the allotment to be used for such a purpose shall have a minimum depth of 300 metres. In this regard, the applicant is required to submit an application seeking amendment to Development Consent No. 300/87 issued on 26th June, 1987.
14. Hours of operation shall be restricted to not later than 10.00pm on any evening.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Graced 11/9/87

ITEM 7:	(File DA 328/87) [10.15]
APPLICANT:	REGIONAL PROMOTIONS
OWNER:	REGIONAL PROMOTIONS
LAND & LOCATION:	PART PORTION 51, PARISH OF HAM COMMON, OLD KURRAJONG ROAD, RICHMOND (LOWLANDS)
AREA:	26.69 HECTARES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
APPLICATION:	RURAL 1(b) ENVIRONMENTAL PROTECTION
ADVERTISING:	AGRICULTURAL IMPROVEMENTS INVOLVING EXTRACTION OF SAND AND GRAVEL
	ADJOINING OWNERS - 14 DAYS - SUBMISSIONS RECEIVED FROM -
	- W AMBESI & R GALLENTI, OLD KURRAJONG ROAD
	- SMAIL RHODES & CO ON BEHALF OF A V WALSH HOLDINGS PTY LTD, OLD KURRAJONG ROAD
	- A R MOXEY & SONS, FRANCIS STREET
	- L ZERBINI, EDWARDS STREET
DATE RECEIVED:	9TH JULY, 1987

S.P. REPORT

The subject land, which comprises an area of approximately 26.69 hectares, is presently used as a horse stud and as such is classified as an animal establishment under the provisions of Hawkesbury Local Environmental Plan, 1984.

The agricultural improvements proposed involve the following:

1. Increase water holding capacity of the existing ponds by straightening and regulating their boundaries and by deepening.
2. Alter fencing on the site to give more holding yards.
3. Spreading of topsoil removed from ponds over farm paddocks together with filling of one area for proposed practice polo ground.
4. Removal of sand and gravel from the ponds off site to Bridge Sands crushing plant opposite the subject property on Old Kurrajong Road.
5. Construct open drain around part of Old Kurrajong Road frontage to drain existing Council culvert.

The primary purpose for the agricultural improvements is provided for in the applicant's submission which states in part:

".... The existing ponds have silted up from past floods and in particular the last flood in August, 1986, when our property was completely covered. The water in these ponds is presently pumped from the Hawkesbury River, an action which is almost continuous due to the low holding capacity of these ponds. The pond water is used to irrigate our paddocks, the fields of the Windsor Polo Club and the market garden of Mr J Galea. Numerous requests have been received from the Hobartville Stud to use the water from the ponds to irrigate their paddocks. This request has had to be unfortunately rejected in the past because there is generally insufficient water for the present users"

As the proposed development involves the extraction of topsoil and sand and gravel, it is important to consider the following aspects from the proposal:

1. Excavation of Ponds

- Increase capacity from 21,600m³ to 127,300m³, representing an increase of 600%.
- Use of scraper to remove top soil.
- Use of dragline to remove sand and gravel to required level.

Extraction of the ponds and levelling of material will take approximately 12 months, with plant operating Monday to Saturday inclusive.

2. Disposal of Topsoil

Approximately 52,700m³ above RL 6.5 which will be used on site to regrade and refurbish existing pasture. Will also be used to fill a low area which will be utilised as a practice polo field in conjunction with adjacent Windsor Polo Club grounds.

3. Removal of Sand and Gravel

Approximately 53,000m³ below RL 6.5.

Sand and gravel below RL 6.5 cannot be used on the farm and will be disposed of to the Bridge Sands Plant, directly opposite the subject land.

4. Community Benefit

The subject property is being developed as a working complex for stock horses in conjunction with the Windsor Polo Club.

Pasture improvements will increase stock holding capacity and the improvement of facilities for the Polo Club will enable international games to be played, thus attracting up to 10,000 spectators to the district which would result in increased business for local motels, restaurants, etc.

During the exhibition period, four objections were received with the primary reasons for objection being:

- * Increased height of land will affect flow of water and exacerbate local flooding during times of heavy rain;
- * No evidence provided by applicant to support the need to increase water capacity;
- * Removal of sand and gravel is not a consequence of the applicant's proposal but is the motivating cause for same;
- * Removal of sand and gravel for sale is contrary to Council's Planning objectives;
- * Plant used in extraction would affect the amenity of the local area;
- * Extractive industry proposal "which has been dressed up and which, if approved, will create a precedent for further extraction on the Richmond Lowlands";
- * Extractive industries such as that proposed, are prohibited under the current zoning;
- * Depth of extraction as proposed would interfere with the water table thus adversely affecting adjoining farms;
- * Distribution of topsoil appears invalid as it will result in compacting of the ground with a subsequent decrease in pasture vegetation and an increase in erosion of topsoil. This could result in reduced soil fertility.
- * Subject land is Class 1 - if pasture improvement is truly the applicant's aim, then spreading of topsoil is unnecessary.

As the subject land is situated on the Richmond Lowlands, it is affected by "Sydney Regional Environmental Plan (REP No. 9 - Extractive Industry)". The Lowlands has been identified in Schedule 3 of the REP as a potential extractive resource of regional significance. Clause 9 of the REP requires consultation with the Department of Mineral Resources for land included in Schedule 3.

The Department has advised as follows:

"As you know, this application affects part of the Richmond Lowlands sand and gravel deposit, which has been identified in Schedule 3 of Sydney Regional Environmental Plan No. 9 (Extractive Industry).

An intensive drilling and sampling programme was carried out here by the Geological Survey of New South Wales in 1979/80. While sand, gravel, and silt (which has potential for use in producing 'artificial' soils) occur beneath this area; the proposed remedial works (which are designed to increase the capacity of existing water storages) will not unduly affect those resources.

Although arrangements have been made for the disposal/utilisation of the excess material to be removed (in this case silt, sand, and gravel) it is clear that the proposal is not a 'de facto' extractive

industry. The maximum depth of the renovated 'storages' will be 7.8 metres, while sand and gravel are known to occur to depths of at least 14 metres nearby. Also, the more valuable coarser material is concentrated in the basal part of the sequence, generally below 6 metres. Given the shape of the proposed cleaned-out 'dams' (which incorporate a batter of 1 in 3, down to the maximum depth), relatively little of the coarser material is likely to be extracted. It is pleasing to note that arrangements have been made to utilise the sand and gravel that will be excavated; rather than simply stockpiling it, or disposing of it.

In summary, this proposal entails a development entirely consistent with current landuse in this part of the Richmond Lowlands, and should not unduly hinder consideration of the long term utilisation of the extractive resources occurring here. There are no objections to the proposal."

The comments of the Department are unusual given the previous opposition to an application for a fish farm on the lowlands which was dealt with by Council at its Ordinary Meeting of 10th March, 1987.

The fact that the proposed development involves the removal of sand and gravel means that it cannot be classified as anything other than an extractive industry notwithstanding the long term use or the primary purpose of the development.

Such an industry is defined under the Model Provisions, 1980, as follows:

"Extractive industry means:

- (a) The mining of extractive material; or
- (b) An industry or undertaking not being a mine, which depends for its operations on the mining of extractive materials from the land upon which it is carried on;"

'Extractive Material' is defined under the provisions of Hawkesbury Local Environmental Plan, 1984, as follows:

"Extractive material means sand, gravel, clay, soil, rock, stone or similar substances;"

Extractive industry constitutes designated development and therefore any application for such development must be accompanied by an environmental impact statement prepared in accordance with the Environmental Planning and Assessment Regulation, 1980.

Irrespective of this, extractive industries are prohibited under the current planning instrument and at this time are effectively precluded under REP 9 and, therefore, a rezoning would be required to allow the development to proceed.

It is important to note at this point that the significance of the Richmond Lowlands has been recognised in previous planning instruments. A Ministerial Direction made under Section 117 of the Environmental Planning and Assessment Act, 1979, specifically prohibited alteration of the Windsor Planning Scheme to allow extraction of the Lowlands "without the agreement of the Director of Environment and Planning". This Direction is reflected in the current zoning under the provisions of Hawkesbury Local Environmental Plan, 1984.

REP No. 9 states that extraction should not be permitted on the Lowlands until the following matters have been further investigated by the Department of Environment and Planning:

- * the value of the agricultural land;
- * the heritage values of the farms and the townships of Richmond and Windsor; and
- * environmental considerations (flood prone land and wetland system).

To date these investigations have not been done.

Extraction in any form may well create an undesirable precedent and result in similar applications and therefore the application should be refused.

Notwithstanding this advice, the applicant is not prevented from lodging a suitable application for farm management involving works on a lesser scale to that currently proposed, and not incorporating removal of material from the site. Such an application would be judged on its merits.

Recommendation

That the application be refused on the following grounds:

1. The application constitutes extractive industry which is a prohibited use within a Rural 1(b) zone under the provisions of Clause 9 of Hawkesbury LEP 1984.
2. The proposal is inconsistent with the provisions of Sydney Regional Environmental Plan No. 9 - (Extractive Industry).

Mr.D.Evans, the applicant, addressed the Committee.
Mr.P.Moxey, addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ELIZABETH 11/9/87

ITEM 8:	(File DA 315/87) [10.16]
APPLICANT:	G & J DIMECH & SONS
OWNER:	G & J DIMECH & SONS
LAND & LOCATION:	LOT 242 DP 730220 COLONIAL DRIVE, BLIGH PARK. NORTH WESTERN CORNER OF COLONIAL DRIVE AND HARRADINE CRESCENT
AREA:	769.4M ²
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RESIDENTIAL 2(a)
APPLICATION:	ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS A (DUPLEX)
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL WITH FOUR SUBMISSIONS BEING RECEIVED - MR W J CLIFFORD & MISS S L JOLLEY MR K J AND MRS D D LEACH MR D J QUINCE, ALL ADJOINING OWNERS - BLIGH PARK PROGRESS ASSOCIATION
DATE RECEIVED:	1ST JULY, 1987

S.P. REPORT

Council is in receipt of an application to erect a residential flat building Class A (duplex) on land, having an area of 769.4m², in Colonial Drive, Bligh Park.

Adjoining owners were notified of the proposal and four submissions were received. The reasons for objection include: Building is out of character with other privately owned, detached dwellings; tenants rarely tend to the surrounds in the same manner as owner; tenants do not care about neighbours; tenants are socially undesirable; reduction in property values; over development of the site; parking is inadequate; car lights will shine into nearby residences at night; lower housing standard in Bligh Park; not aesthetically pleasing; not in the public interest.

The submission from Mr Leach states in part:

"This type of development is contrary to previous advice of both Landcom and Council, where at a special meeting convened by Council in August, 1986, all new residents and intending residents were informed of the proposed development and facilities to be introduced to the Bligh Park Estate.

Duplex development was not covered during the course of the meeting, and it is disappointing that Council is now considering this type of construction."

Similarly, Mr Clifford and Miss Jolley's submission states in part:

"We were also not informed that the estate was zoned duplex residency. Personally if we had been informed at the time of purchase we would not have even considered buying in the estate. When we finally found out about the zoning it was at a Bligh Park residents meeting which Council had organised."

At its meeting of 20th July, 1987, the Bligh Park Progress Association resolved to oppose the construction of any duplex or dual occupancy development on land within the estate and specifically the construction of a duplex on the subject land.

Most of the land in Bligh Park has been zoned since its inception as a residential area allowing duplex development, with Council's consent, and this is in line with all of the major residential zones within the Shire. It is considered that this type of development will assist in reducing the marked shortage of rental accommodation within the area, providing accommodation for low income earners.

The proposed development complies with the requirements of Council's Residential Flat Building Code and draft Medium Density Housing Policy, except in regard to parking. The proposal only includes a garage for each dwelling, with no visitor parking being provided. However, the development is considered to be satisfactory, because visitor parking can be provided either in the respective driveways or alternatively, in Colonial Drive, without affecting the flow of traffic through the area.

The proposed building has the outward appearance of a large single dwelling house and as such will not affect the visual amenity of the area or lower property values. The applicant will be required to landscape the site and this will assist in improving the site's amenity.

The remaining arguments put forward by the objectors cannot be substantiated in terms of planning principles. The Department of Housing was advised of the proposal and raised no objection.

The development complies with the relevant provisions of Hawkesbury Local Environmental Plan, 1984 and may be approved.

Recommendation

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

- 1-7. Standard conditions (DAs) 1, 4 (2 covered), 9, 13, 25, 27 and 36 (\$572.00).
8. Pursuant to Section 94 of the Environmental Planning and Assessment Act, the payment to Council of a contribution of \$600 for sewer headworks.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

Michael 14/9/87

B1. HERITAGE COUNCIL OF NEW SOUTH WALES - INTERIM CONSERVATION ORDER IN RESPECT OF "SIMMON'S HARDWARE", 226 GEORGE STREET, WINDSOR. H105/1 [12.1]

The Heritage Council of N.S.W. has advised that the Minister for Heritage, The Hon. Bob Carr, M.P., has made an interim conservation order in respect of the above property.

The order was published in Government Gazette No.126 on 31st July, 1987, and remains in force for a period of twelve months.

The North West Sector Heritage Study describes the building as a two storey, circa. 1850 shop, residence and attic which formerly had a verandah to the ground floor and shutters to the upper floor windows. The report suggests that the whole building is capable of restoration. The report considered that the building was significant as a fine Georgian shop and residence which contributed to the character of George Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION be adopted.

SHIRE PLANNER'S REPORT

GARETH 14/9/87

ITEM 1: (File P160) [13.7]

SUBJECT: PREPARATION OF DRAFT DEVELOPMENT CONTROL PLANS

Council, at its Ordinary Meeting of 14th July, 1987, adopted a Draft Comprehensive Local Environmental Plan for the Shire, which has been forwarded to the Department of Environment and Planning for the issuing of a Section 65 Certificate to allow its exhibition for public comment.

As detailed in the report to Council, the Draft Plan consolidated all existing amendments, reduced the number of land-use zones and introduced modern, more flexible planning provisions to enable a more responsive examination of development proposals and to encourage innovative development within the Shire.

To complement the Draft Plan, Council should prepare a Draft Development Control Plan to cover the whole Shire to include a range of more detailed planning controls. This Draft Development Control Plan would include Council's existing codes and policies and cover the following range:-

- General requirements for development of rural, residential, commercial and industrial areas,
- Subdivision requirements,
- Future subdivisional road patterns with areas for open space and community facilities,
- Environmental Protection measures including soil conservation measures, tree preservation, pollution controls etc.
- Height limitations and noise affectation plan showing the effects of the Richmond RAAF Base.
- General requirements for development applications and building applications.

The principal aim of the Draft DCP is to replace all existing codes, development plans and development control plans within one comprehensive document.

Prior to preparing the Draft DCP, Council is required, under Section 72 of the Act and Clause 21 of the Regulations to advertise Council intentions and invite the public to submit comments on the proposal.

Following the advertising period, the Draft DCP will be prepared and a report submitted back to Council with details of any submission received.

Recommendation

1. That Council resolve to prepare a Comprehensive Draft Development Control Plan to cover the Shire of Hawkesbury to incorporate detailed planning controls to complement the Draft Local Environmental Plan.
2. That the proposal be advertised in accordance with the requirements of Section 72 of the Act and Clause 21 of the Regulations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM: 2 (File DA 49/86) [13.8] Alice 11/9/87
APPLICANT: P. NASH
OWNER: P. NASH
LAND & LOCATION: PORTION 265 PARISH OF ST. MATTHEW
FAIREY ROAD, WINDSOR
AREA: 6235M²
ZONING: INDUSTRIAL 4(A) ENVIRONMENTAL PROTECTION
APPLICATION: LIQUID FUEL DEPOT
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 5TH AUGUST, 1987

Council, at its Ordinary Meeting of 9th June, 1987, approved amendments to an application for a liquid fuel storage depot. Council is now in receipt of a request by the applicant to locate a mobile office/caretakers residence on a concrete slab within the depot. The applicant has requested that the mobile office remain on the site for the duration of the construction of the depot which is expected to take approximately six months.

Following removal of the mobile office/residence, the concrete slab will be used in construction of the two storey computer control centre. Given that the application previously approved by Council did incorporate a Manager's Residence situated at the Mileham Street end of the land, it is considered that the applicant's request should be conditional upon removal of the mobile office/residence, six months from the date of consent by Council.

Council is also advised that subsequent detailed examination of two conditions attached to Consent No. 267/87 issued in respect of the development, has revealed two conditions to be inappropriate. The conditions relate to provision of kerb and gutter and road shoulder for the full frontage of the development. The conditions should be amended, as it is not possible for the applicant to provide kerb, gutter and road shoulder over the full frontage of the development without necessitating a major realignment of the existing road pavement. The existing road pavement is situated on the wrong alignment. It is therefore considered that the applicant should provide kerb, gutter and road shoulder over the development to the actual point where the existing road alignment is met.

Accordingly, an amended consent should be issued which incorporates conditions in relation to the location of the mobile office/caretakers residence and the provision of kerb, gutter and road shoulder.

Recommendation

That development consent be granted for a liquid fuel depot having a maximum 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:-

- 1-9. Standard Conditions (DAs) 1, 7, 10, 18, 21, 25, 26, 28 & 34.
10. Concrete kerb and gutter and sealed road shoulder shall be constructed over that part of the frontage of the site where the existing road pavement is in excess of 2.25 metres from the boundary. The footway width shall be 2.0 metres. The work shall be completed to the satisfaction of the Shire Engineer and shall not be commenced until engineering designs are submitted to and approved by the Shire Engineer.
11. 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.
12. That the ingress and egress driveways to the fuel sales area be increased in width to 10m.
13. 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°.
14. 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.
15. 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.
16. All major electrical installations shall be situated above the 1 in 100 year (16.0 AHD) level.
17. That floor height of the computer control room be situated above the 1 in 100 year (16.0 AHD) level.
18. That bunding be placed around the filling areas to restrict possible spillage.
19. That the applicant shall obtain approval of the amended plans, submitted to Council on 15th May, 1987, from the Dangerous Goods Branch of the Department of Industrial Relations prior to the installation of any fuel storage tanks on the site.
20. That the mobile office/caretakers residence shall remain on the land for a period of no longer than six months from the date of today's General Purpose Committee Meeting. Following expiration of this period, the applicant shall remove the mobile office/caretakers residence from the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 368/87) [13.9]

SUBJECT: PROPOSED XANADU LIFESTYLE CENTRE, PORTION 49,
PARISH COLO, UPPER COLO ROAD, UPPER COLO

Council is in receipt of an application for a Health Farm comprising a health, beauty and fitness training institution. The application falls within the definition of a recreation establishment contained in Clause 4 of the Environmental Planning and Assessment Model Provisions, 1980. The proposal is permissible with development consent under the Rural 1(A1) Environmental Protection Zoning of the land.

Amended 10/9/87

The land has an area of approximately 16 hectares and is situated in close proximity to the Wollemi National Park. Although the majority of the land is uncleared a small fibro weekender and storage sheds are located on the land. The buildings are located immediately adjacent to a Crown Road which delineates the river flats and escarpment. A substantial section of the land is flood free by virtue of the escarpment.

The application proposes the establishment of a health farm comprising a 5 bedroom manager's residence; reception and administration building; dining and lecture theatre; gymnasium and aerobics centre; 2 storey space complex; laundry and storage building; 20 x 2 bedroom guest cottages and 25 x 4 bedroom 2 storey staff cottages. The cottages are to be situated on the slopes of a valley immediately west of the road. All buildings are proposed to be foam structures sprayed with ferro concrete containing a coloured pigment. The application further involves, the construction of tennis and squash courts as well as the establishment of ornamental, aromatic and organic gardens.

Although the applicant submitted a 50 page document in support of the application much of the information included in the document does not relate to relevant planning considerations.

The application is considered to be unsatisfactory in its present form on a number of grounds. These grounds include inappropriate scale of development, unsympathetic building design, difficulty of access, high traffic generation, potential for pollution of Colo River, creation of additional demands on existing emergency services. During a recent inspection of the land the above grounds were discussed by Council officers with the applicant. The applicant was advised that on the basis of information submitted with the application the proposal could not be supported. Following this discussion the applicant requested that the application be deferred pending submission of additional information.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160/33) [13.10]

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.

G. M. M. 11/9/87

SECTION 3 - FINANCE

1. ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	61858 - 62656	6,483,531.45
Trust Fund Nos.	5640 - 5678	1,111,058.80
		\$7,594,590.25

2. STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

3. CORRESPONDENCE

ITEM 1: (File C50) [20.2]

CORRESPONDENT: A.R. WALMSLEY & CO.

SUBJECT: CONVEYANCING (COVENANTS) AMENDMENT ACT

Correspondence has been received from Council's solicitors in the following terms:

"Further to our recent discussions with Council in connection with the above, we advise that the Conveyancing (Covenants) Amendment Act has now come into force which permits the creation of positive covenants which impose obligations on successive owners of land in favour of prescribed authorities. An example of such an obligation would be a requirement to carry out a particular kind of development.

Where a positive covenant has been so created the Conveyancing Act, 1919, s.88G requires the Council, upon application and payment of the prescribed fee, to issue a certificate stating the amount, if any, payable to it as a result of the failure of the owner of the land to comply with the positive covenant.

Conveyancing Act regulation 91 came into force on 1st July, 1987, and provides as follows:

- '91. For the purposes of s.88G of the Act the prescribed fee shall be-
- (a) except as provided by paragraph (b), \$10; and
 - (b) if the prescribed authority has conducted an inspection of the land burdened by the positive covenant for the purpose of issuing the certificate, \$35.'

Where the issue of the s.88G certificate is an administrative procedure only, the fee of \$10 will apply. However, Council will be empowered to charge a fee of \$35 in those instances where it feels that an inspection is required.

Of course, our mutual concerns to date have dwelt upon the Council's ability to impose an enforceable positive covenant, and it appears that this can now be done validly so that Council could sell land with a positive covenant noted on the title to the effect that the purchaser, or the owner from time to time, shall only use the land for the purpose of the construction thereon of a particular kind of development. Doubtless, Council will receive a request for a certificate pursuant to s.88G in due course and we imagine that each matter will need to be dealt with on its merits. Having regard to the nominal amount of the fee that can be charged, Council will doubtless wish to keep the matter as simple as possible and we assume that the relevant department within Council will be requested to provide the relevant estimate of costs.

Undoubtedly, it will take some time for the matter to become clear in practice."

It can be seen from the above it will be necessary for Council to formally set the fees for the issue of certificates under Section 88G of the Act.

Recommendation

That the information regarding the Conveyancing (Covenants) Amendment Act be received and that the fees of \$10 and \$35 in respect of the issue of Section 88G Certificates pursuant to the provisions of that Act be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO. 31 JULY, 1987 - INDUSTRIAL INFORMATION. [21.2]

1. Second Tier Increases - Wage Fixation Principles

Councils were advised in General Circular No. 5/1987 of the decision of the Industrial Commission of New South Wales in Court Session to establish new principles of wage fixation in the March 1987 State Wage Case.

The Principles allow second tier increases not exceeding 4% to be based on changes to improve efficiency and change restrictive work practices.

A claim for such increases has been received by the Associations and

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discussions are being held with the Union. The matter was also discussed at the last meeting of the Industrial Panel, and the Panel resolved:-

"That Councils be surveyed to ascertain offsets and changes in work practices that can be included in negotiations with the Unions in respect of second tier increases".

2. Public Holidays

The following is a list of Statutory Public Holidays to be observed in the State of New South Wales for the remainder of 1987 and for the year of 1988.

1987

Labour Day	Monday	5 October	1987
Christmas Day	Friday	25 December	1987
Additional Holiday	*Saturday	26 December	1987
Boxing Day Holiday	*Monday	28 December	1987

1988

New Year's Day	Friday	1 January	1988
Australia Day	*Tuesday	26 January	1988
Good Friday	Friday	1 April	1988
Easter Saturday	Saturday	2 April	1988
Easter Monday	Monday	4 April	1988
Anzac Day	Monday	25 April	1988
Queen's Birthday	**Monday	13 June	1988
Bank Holiday	Monday	1 August	1988
Labour Day	Monday	3 October	1988
Christmas Day	**Monday	26 December	1988
Boxing Day	**Tuesday	27 December	1988

* Amendment to Act to be put in train

** To be proclaimed

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File 625-240) [22.2]

SUBJECT: RESERVE ADJACENT TO "CLEAR OAKS" FRANCIS STREET,
RICHMOND

Council, at its Ordinary Meeting of 12th May, 1987, considered a report on the "sale" of the reserve, being Lots 9 and 10 DP251795, in front of the "Clear Oaks" property, in Francis Street, Richmond. The proposal is to sell the land to the owners of "Clear Oaks" and to consolidate the properties.

The Minister requested Council advertise the proposal for thirty (30) days and obtain written confirmation from the owners that they would be willing to amalgamate the properties into one parcel.

The proposal was advertised for thirty (30) days and no objections have been received. The owners have advised in writing of their acceptance of the requirement that lots 9 and 10 be consolidated with lot 8, the "Clear Oaks" site, if Council is able to sell these lots to them.

Recommendation

1. That Council resolve to resume lots 9 and 10 DP251795 Francis Street, Richmond and the necessary application be made to the Minister.
2. That the owners of lot 8 DP251795 be advised of Council's decision.
3. That all documents be executed as required under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P160/21) [22.3]

SUBJECT: NORTH RICHMOND COMMERCIAL AREA

Council, at its Ordinary Meeting of the 10th March, 1987, considered an overall report on the North Richmond Commercial area and resolved, in part, to obtain fresh valuations on those parts of the properties affected by the alteration in the development plan from a laneway and pedestrian access to a mall with limited service vehicle access.

These valuations have been obtained and the following gives details of same and the actual affectation of each site related to the property number allocated in the last report to Council.

Property 9 - Rear of Lots 17 and 18 Bells Line of Road
Owner - North Richmond Bakery Pty Ltd
Amended Plan - 7m wide at the rear of lot 18 and 10m wide at the rear of lot 17.

The acquisition of the above land would require the relocation of the bakehouse to another site. This cost would be considerable and Council's Valuer, Mr. Alford, has left a message for Mr. Kelly to contact him on his return from overseas to discuss the matter. It is anticipated that Mr Alford will then submit a formal valuation to Council.

Property 11 - Rear of Lot 12 Bells Line of Road
Owner - P.H. Huvneers
Amended Plan - 10m wide across the rear of the lot

Valuation given of \$7000 which had previously been agreed to by the owner.

Property 12 - Rear of Lot 1 DP577444 and Lot 10 Bells Line of Road
Owner - R.A. Peel
Amended Plan - 7m wide across the rear of both lots

Valuation given of \$9800 for the 7m wide strip. The same valuation was given for the 10m wide strip affectation of the previous plan, which was agreed to by the owner.

Property 16 - Rear of Lots 1 & 2 Riverview Street

Owner - R.E. & T.P. McNair

Amended Plan - 8m wide strip across the rear of both lots

Valuation given of \$9800 for 8m wide strip. This compares with a previous valuation of \$11,620 for the 10m wide strip on the previous development plan.

Property 17 - Rear of Lot 1 DP205174 and Lot 4 Riverview Street

Owner - A.J. & N.A. Dawson

Amended Plan - A 5m wide strip along the rear of Lot 1 and 2m wide along the rear of Lot 4

A valuation of \$9000 has been given which allows for the relocation of material stored on site.

Property 18 - Rear of Lots 5 & 6 Riverview Street

Owner - I.T. McEwan

Amended Plan - A 2m wide strip at the rear of Lot 5 and a 5m wide strip at the rear of Lot 6.

A valuation of \$8000 has been given for the vacant land.

Property 19 - Rear of Lot 7 Riverview Street

Owner - D.E. Upton and A.D. Mechin

Amended Plan - An 8m wide strip across the rear of the lot.

A valuation of \$5600 has been given, which is the same as the previous valuation for the same area of land.

Recommendation

1. That no action be taken at this time on the acquisition of the rear of Property 9, North Richmond Bakery Pty Ltd.
2. That Council recommence negotiations with the owners of Properties 11, 12, 16, 17, 18 and 19 on the basis of the above valuations.
3. That with the acquisition of the rear of these properties, Council agree;
 - a) to pay all reasonable legal fees incurred by the owners with the acquisition by Council;
 - b) to pay all survey costs for the plan of subdivision;
 - c) erect new 1.8m high timber paling fences on the new boundary lines and remove existing fences from the land acquired by Council.
4. That all necessary documents be executed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C45-35) [22.4]

SUBJECT: LEISURE/RECREATION NEEDS OF YOUNG PEOPLE IN SYDNEY
- A PROPOSED RESEARCH PROJECT

The Western Sydney Local Government Youth Workers and the Youth Services Planning and Co-ordination unit have prepared a proposal to WSROC in support of a study being undertaken on the Leisure/Recreation needs of young people in Western Sydney. The proposal is for the study to be carried out through the Local Government Development Programme.

WSROC currently has a study looking at management of recreation open spaces and the Department of Decentralisation and Industrial Development has a study (WESTLENT) looking at leisure and entertainment needs in Western Sydney. Through these studies, young people's recreation needs have not been recognised and activities and facilities for young people are lacking.

The proposal for the research project recommends that:-

1. WSROC considers the proposal in planning its next research programme. The purpose of the research being to produce a range of practical strategies to attack the problem.
2. The research project addresses -
 - a) Some verification of the mismatch between expressed recreation needs of young people and the activities to fulfil the needs.
 - b) An investigation of the pattern of usage of popular forms of recreation.
 - c) Document of successful projects conducted in other parts of NSW and Australia.
 - d) Strategies for attacking the problem.

The research would be done under the guidance of a steering committee and would be carried out by two workers for six months.

Recommendation

That Council forward a letter to WSROC in support of the leisure/recreation needs study for young people in Western Sydney.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C51/54) [22.5]

SUBJECT: AUSTRALIANA PIONEER VILLAGE

Council at its Ordinary Meeting on 11th August, 1987 received a report concerning the operations of the Australiana Pioneer Village for the month of July, 1987. At that meeting a further report was requested on the income and expenditure for the past 12 months for submission to the next Committee Meeting. This statement to also include details of the works expenditure incurred by Council in that period.

In order to provide a comparative overview, details of general income and expenditure for 1986 and period 1st January, 1987 to 31st July, 1987 are shown.

<u>Australiana Village</u> <u>Operating Report</u>			
	1.1.86 to 31.12.86		1.1.87 to 31.7.87
Income			
Gate Takings	85583.40		53357.70
Cobb & Co. Stage Coach	2977.80		1382.00
Miscellaneous Income	1978.53		840.50
		90539.73	
			55580.20
Expenditure			
Building & Fence Maintenance	11637.62		8947.52
Toilet Maintenance	4385.25		2773.10
Grounds Maintenance	14152.16		12482.08
Attendants Wages	39811.29		29357.86
Animal Feed	11179.55		6151.35
Treatment Works	22.30		41.47
Swimming Pool Maintenance	2368.62		
Cobb and Co Coach	3747.59		7342.51
Demonstrations	15629.46		11534.38
Rates, Electricity, Licence	8389.25		2878.40
Telephone	1186.09		551.71
Advertising	11397.37		13803.14
Printing/Stationery	462.56		4667.24
Flood Damage Maintenance	4837.96		24.77
Train Maintenance			571.11
APV Operating Expenditure		129057.07	101126.64
Loss		(38517.34)	(45546.44)

With regard to gate takings, it is noted that traditionally, attendance figures are significantly higher during the latter months of the year and the same trend is anticipated this year.

Council will note that for 1986 an operating loss of \$38,517.34 was recorded. Thus far this year a loss of \$45,546.44 has been incurred. This larger operating loss is a result of an increase in expenditure particularly in general maintenance within the Village and promotion and advertising. It is to be further noted that the shortfall between income and expenditure was funded from the proceeds held in reserve of Council's Flood Restoration and Sand Extraction Works at Cordners Corner and Macquarie Park and not from general revenue.

With regard to capital works expenditure the following details are furnished regarding capital works undertaken under three community employment programmes (including the current programme) and also capital works associated with the new entrance off Buttsworth Lane.

Australiana Pioneer Village Capital WorksCEP Stage I (1985/86)

Grant	\$165728.00
Council contrib.	40277.00
	<u>206005.00</u>

Expenditure

CEP Wages	126143.00
Employment Overheads	18726.00
Supervisor/Specialist Wages	19931.00
Materials	36205.00
Power/Rent/Administration	5000.00

206005.00CEP Stage II (1986)

Grant	\$64501.00
Council contrib.	21448.00
	<u>85949.00</u>

CEP Wages	45830.00
Employment Overheads	5041.00
Supervisor/Specialist Wages	1938.00
Materials	29703.00
Equipment - Hired	3437.00

85949.00CEP Stage III (to 14.8.87 - current programme)

Grant	\$54478.00
Council contrib.	13618.00
	<u>68096.00</u>

CEP Wages	15057.25
Supervisor/Specialist Wage	3858.90
Materials	3929.92

22846.07Entrance Off Buttsworth Lane (to 14.8.87)

Roadwork	27002.32
Car Park and Entrance	19000.03
	<u>46002.35</u>

With regard to the future of the Village, Council will recall that at its Ordinary Meeting conducted on 7th April, 1987 it was resolved inter alia as follows:

"That following completion of the works currently authorised at the Australiana Pioneer Village that expressions of interest be called for the lease and/or operation of the development with a major focus on river based activities including water skiing."

In line with Council's decision, action will be taken to invite expressions of interest from interested persons/organisations following the completion of the current works in progress. It is expected that this action will happen late October or early November this year.

Recommendation

That the report concerning financial details in relation to Australiana Pioneer Village be received.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT concerning financial details in relation to Australiana Pioneer Village be received and that a report be commissioned from the Tourism Manager with recommendations on the Village's future.

ITEM 5: (File C43/7) [22.6]

SUBJECT: OCCASIONAL CHILD CARE

During the past three months, use of the Occasional Child Care Centre at the Richmond Neighbourhood Centre has been monitored. The service was operating three days/week from 9.30am to 4.00pm, Wednesday to Friday each week.

A survey of users indicated that maximum usage fell between 9.30am and 2.00pm. A number of people who responded to the survey, also requested an increase in the three days per week.

As a result of the survey, hours were changed to 9.30am to 2.00pm, five days per week, Monday to Friday.

A number of requests have been received, since the initial change to the hours, to provide one day each week when the Centre would open from 9.30am to 4.00pm. It was suggested this would allow parents to place their children in the Centre and attend appointments outside the Shire for medical and other purposes.

Due to this recognised demand, the operating hours have been altered to the following:

Tuesday	9.30am to 3.00pm
Wednesday	9.30am to 3.00pm
Thursday	9.30am to 4.00pm
Friday	9.30am to 3.00pm

This will not involve an increase in costs, as staff hours and rental will remain the same as under present arrangements.

Recommendation

The report on the operating hours of the Occasional Child Care Service be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 3825w) [22.7]

SUBJECT: 49 RICHMOND ROAD, WINDSOR

Council has received an offer from Lifzer Pty Ltd to purchase 49 Richmond Road, Windsor, on the following terms.

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- "1. The purchase price is to be \$95,000, with an additional rental component of \$5,000, taking the total payable to \$100,000;
2. Exchange of contracts is to take place as soon as possible, with occupation of the premises by the Executive Chef of the Rum Corps Barracks by November 1, 1987;
3. Settlement is to be effected at the end of 1988."

The proposed purchasers have also requested Council to consider exchanging contracts on a deposit of 5%. The advice of Council's solicitors has been sought in this regard, and they have confirmed that this would be satisfactory in view of cash flow statements made by the proprietors of Lifzer Pty Ltd.

This property is currently tenanted at a rental of \$5699.00 per annum, and should the sale be approved the tenants would be given two months' notice to vacate the premises.

It is felt that the offer and terms are reasonable based on the purchase date. This has been confirmed by Council's valuer. Settlement of the sale would be delayed and effected on 1st December, 1988, for a total purchase price of \$100,000.

Recommendation

That Council agree to the sale of 49 Richmond Road, Windsor, to Lifzer Pty Ltd for \$100,000 with settlement to take place on 1st December, 1988 with all necessary documents being completed under the seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File C45/16) [22.8]

SUBJECT: WESTERN SYDNEY AREA ASSISTANCE SCHEME -
COMMUNITY PROJECTS APPLICATIONS 1987/88

In announcing the scheme for 1987, the Minister established the following areas to be addressed in this year's funding. These are in order of priority.

- . Youth Facilities and Services
- . Recreation, Leisure, Sporting
- . Childrens Facilities and Services
- . Cultural Facilities and Activities
- . Community Development
- . Community Health
- . Environmental Awareness

The Guidelines forwarded to applicants states "The quality of the project in meeting the needs and objectives and the relative priority of those needs and objectives in the local area and the region, will be taken into account in allocating funds. Funding recommendations will be made on a priority basis. The fact that a project is not funded does not necessarily mean that it is an unworthy or badly designed project."

An objective of the Scheme is "to assist Councils and community organisations in finding co-operative and innovative ways of meeting the identified priority needs."

Council is requested to recommend priorities in terms of High, Medium and Low Priority.

Applications have been received from 28 organisations for a total of \$691,038 according to the following Schedule. An additional second year application is also listed for \$4000.

Hawkesbury Local Government Area

Western Sydney Area Assistance Scheme -

Projects' Summary Table 1987/1988

Applicant:	Before & After School Care
Purpose of Grant:	Equipment Purchases
Description of Project:	The proposal is sponsored by a steering committee of representatives from interested organisations. Advice has been received that the Commonwealth has approved a recurrent subsidy of \$15,000 towards the operation of the service. It is anticipated it will function in the Richmond Neighbourhood Centre. Establishment costs are requested in this application to purchase necessary furniture and equipment.
Grant Sought:	\$6,700
Recommended Priority:	High
Applicant:	Blaxlands Ridge Community Centre
Purpose of Grant:	Construction Tennis/Netball courts
Description of Project:	The application follows a survey of residents conducted by the Management Committee. It is suggested this facility will "provide a focal point for social contact within the community, where isolation is a major problem." The entire estimated construction cost has been applied for.
Grant Sought:	\$27,800
Recommended Priority:	Medium
Applicant:	Bowen Mountain Bicentennial Social Committee
Purpose of Grant:	Bowen Mountain Bicentennial Parklands Development
Description of Project:	The applicant group is a sub-committee of the Bowen Mountain Association. As a bicentennial project it is proposed to carry out "the clean up of the surrounding bush and completion of two active recreational areas - situated at the north and south ends of the mountain." An amount of \$500 would be contributed from the group's own funds towards the project.
Grant Sought:	\$3,649
Recommended Priority:	Medium
Applicant:	Federation of Police Citizens Youth Clubs

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Purpose of Grant: Construction - Outside Barbeque Area
Description of Project: The application covers the purchase of materials and construction of an "all weather BBQ area." \$2,200 is available from the Federation's funds. Voluntary labour and use of plant and equipment is also proposed.

Grant Sought: \$7,000
Recommended Priority: Low

Applicant: Care & Share Toy Library
Purpose of Grant: Purchase of equipment
Description of Project: The application is for the purchase of one particular piece of equipment which is beyond the resources of individual and group users. QUADRO will be used "to develop co-ordination skills."

Grant Sought: \$600
Recommended Priority: High

Applicant: Cattai Public School P & C Association
Purpose of Grant: Tennis Court Upgrading
Description of Project: The Association suggests the Education Department funding has been inadequate to maintain the court. The amount of \$300 will be allocated by the P & C with an additional \$500 from the Department's maintenance grant. Courts will be available for general use with "first priority to children and youth followed by parental use."

Grant Sought: \$1,208
Recommended Priority: Medium

Applicant: Colo Wilderness Mobile Resource Unit
Purpose of Grant: Replacement of Mobile Van
Description of Project: The unit will become autonomous once the Certificate of Incorporation is received. The application is towards replacement of the van.

Grant Sought: \$6,000
Recommended Priority: Medium

Applicant: Colo Wilderness Mobile Resource Unit
Purpose of Grant: Bowen Mountain Pre-school furniture
Description of Project: The pre-school functions each Wednesday in the park shelter. Additional childrens furniture is requested.

Grant Sought: \$1,080
Recommended Priority: Medium

Applicant: Colo Wilderness Mobile Resource Unit
Purpose of Grant: Employment of Youth Worker
Description of Project: A similar application was previously recommended by Council. Endorsing this application again will enable the proposal to receive consideration from the Department of Youth and Community Services. The proposal covers outer areas of the Shire and "North Richmond, Hobartville and Richmond where youth congregate". These areas have no comprehensive youth programme at the moment.

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Grant Sought: \$33,341
Recommended Priority: High. Also refer to YACS

Applicant: Ebenezer P & C Assoc.
Purpose of Grant: Construction of Tennis and Netball Courts
Description of Project: The P & C has approached the Department of Education for approval in principle to construct a court and erect fencing. \$5,200 will be paid by the Association and voluntary labour and equipment will add a further \$4,100 as a contribution from the applicant organisation.

Grant Sought: \$8,088
Recommended Priority: Medium

Applicant: Greenhills Child Care Centre
Purpose of Grant: Employment - Integration Worker
Description of Project: The Centre receives funding for this project from the Commonwealth Department of Education. The application was submitted in case funding was no longer available from the above source. The costs cover employment of assistant plus a specialised teacher ten hours per week.

Grant Sought: \$15,000
Recommended Priority: High. Refer to Commonwealth Department of Education

Applicant: Hawkesbury Co-operative Society
Purpose of Grant: Upgrade facilities - Macquarie Park House
Description of Project: The application is for purchase of furniture for Curly's Cafe and purchase and installation of heating in the downstairs area. An amount of \$2500 will also be allowed from the Co-operative's own funds.

Grant Sought: \$6,086
Recommended Priority: Medium

Applicant: Hawkesbury District Agricultural Association
Purpose of Grant: Sporting Facility Sewerage Disposal
Description of Project: The proposal is to allow for the current effluent disposal to be connected to Council's sewer system. The "current effluent disposal is substandard requiring removal by tanker with subsequent health and environmental impacts when grounds are being fully utilised." An additional \$8000 will be allocated from the Association's funds and voluntary labour used from within the Association's membership.

Grant Sought: \$22,240
Recommended Priority: High

Applicant: Kurrajong Girl Guide Hall
Purpose of Grant: Hall construction
Description of Project: A considerable number of promised donations have reduced the total estimated cost of this project. From the estimated total of \$44,604, the Guides are able to allocate \$28,000. A portion of Crown Land in Mill Road has been leased to the Guides Association. "It is possible that other community youth and

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Grant Sought: children's groups could use the hall as well."
\$16,604
Recommended Priority: Medium

Applicant: Longneck Lagoon Reserve Trust
Purpose of Grant: Hawkesbury Wetlands Preservation Project
Description of Project: The aim of this project is to promote the study, conservation and appropriate use of wetlands in the Hawkesbury district. The application provides for "the employment of a part-time resource/project officer to co-ordinate advisory groups, liaise with government and community groups concerned with wetland river management." Resource material will also be developed to "cope with increasing community use."

Grant Sought: \$58,191
Recommended Priority: Medium

Applicant: North Richmond Community Centre
Purpose of Grant: Employment of Community Worker
Description of Project: This application was supported by Council last year, received endorsement from the Regional Priority Review and Rating Committee, but was not approved by the Minister for funding. Increasing usage of the Centre prompts the Management Committee to resubmit the application to enable further programmes to be developed to meet community needs.

Grant Sought: \$26,343
Recommended Priority: High

Applicant: North Richmond Park Management Committee
Purpose of Grant: Improvements to sporting facilities
Description of Project: The 527 Committee requests funding to improve the facilities currently used for Rugby League, Soccer, Netball, Baseball, Tennis, Touch Football as well as Dog Training.

Grant Sought: \$18,809
Recommended Priority: Medium

Applicant: North Richmond First Scout Group Committee
Purpose of Grant: Building Renovations
Description of Project: Vandals cause considerable damage to the Scouts and Venturers Halls. It is proposed to replace the fibro roofing with zincalume. The damaged walls will also be replaced with similar less vandal-prone material. The Scouts indicate that a Group Committee had allocated \$1000 towards the project. Considerable use of voluntary labour is also anticipated from parents.

Grant Sought: \$5,226
Recommended Priority: Medium

Applicant: Oakville First Scout Group
Purpose of Grant: Camping Equipment
Description of Project: The applicants point out that their resources have been fully committed to the construction of the Hall. The building itself serves an area where "there are no churches or community

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buildings apart from the school." The application is for the purchase of camping equipment to be used by local groups as part of their overall training.

Grant Sought: \$1,273

Recommended Priority: Medium

Applicant: Richmond Literary Institute

Purpose of Grant: Purchase adjoining properties

Description of Project: The application aims to extend the School of Arts complex by purchasing "the adjoining group of two mid to late 19th Century buildings and to provide sufficient land for future construction of Drama Theatre". The proposal is clearly beyond the resources of the local community.

Grant Sought: \$221,200

Recommended Priority: Low

Applicant: Richmond Neighbourhood Centre

Purpose of Grant: Building Modifications and Purchase of Equipment

Description of Project: The Centre requests funding to (i) carry out improvements to the rear building and grounds, (ii) provide for equipment and teaching aids to support training workshops and seminars held in the Centre (iii) allow for the employment of administrative assistant to enable the community worker to carry out more developmental programmes.

The Department of Youth and Community Services subsidises the employment of the community worker.

Grant Sought: \$40,209

Recommended Priority: Medium

Applicant: Richmond 2nd Scout Group

Purpose of Grant: Hall renovations

Description of Project: The Scouts plan to resurface the floor of the hall to make it safe for use. Present flooring is 26 years old and the worse for wear. Voluntary labour would be used to strip and repair the present surface. The grant would cover the costs of a professional quote received to resurface the floor with a commercial grade vinyl.

Grant Sought: \$5,400

Recommended Priority: Medium

Applicant: St. Albans School of Arts

Purpose of Grant: Hall maintenance and improvement

Description of Project: The hall is badly in need of repair with roof work necessary and stabilising foundations. Additional drainage will ensure that the new toilet block is protected in wet weather. The application is quoted "Our entire area is a special group due to our isolation. We have one pub, no shops and one hall - we need the hall as our sole alternative venue." The hall is used for a number of social functions and as a venue for the mobile pre-school.

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Grant Sought: \$10,000
Recommended Priority: High

Applicant: St. John Ambulance Australia
Purpose of Grant: First Aid Hall removal and renovation
Description of Project: The premises are to be relocated from the RSL owned land to Hawkesbury Showground. The building will then be used for "a casualty room for sporting and recreational groups using the Showground." This will be in addition to its present usage as a training base. The St. John Ambulance will provide \$3000 from their funds towards the overall cost of the project.

Grant Sought: \$13,000
Recommended Priority: High

Applicant: Stimulus Early Intervention Group
Purpose of Grant: Additional salary costs - purchase of cots and equipment.
Description of Project: The Stimulus application covers costs in implementing a respite care programme one day each week in the new building in South Windsor. "Stimulus has been asked to provide this service by the many families within the Hawkesbury area who have a disabled child." It is anticipated that the users of the service will contribute an additional \$1,983 towards the proposal.

Grant Sought: \$5,563
Recommended Priority: Medium

Applicant: Straight Talk & Stroke Club
Purpose of Grant: Transport - Rehabilitation equipment
Description of Project: The Straight Talk & Stroke Club is looking to rent premises to allow them to meet an increased need of local residents left with the effects of stroke or accident. The application also indicates their need for transport to and from regular meetings.

Grant Sought: \$11,330
Recommended Priority: Medium

Applicant: Westclub
Purpose of Grant: Disabled youth recreation project employment of co-ordinator and purchase of equipment.
Description of Project: The aims of Westclub are to provide sport and recreation for disabled youth and adults. The application covers "purchase or lease of a building", employment of a co-ordinator and purchase of a bus to provide transport to and from organised sporting and recreational activities. The Organisation is able to contribute \$800 from membership fees and profits from discos. An expression of interest has also been submitted to the Home and Community Care funding programme.

Grant Sought: \$112,248
Recommended Priority: Medium

Applicant: Windsor Rotary Club

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Purpose of Grant: Equipment for Stimulus Early Intervention Programme Centre

Description of Project: On completion of the Stimulus building Rotary wish to provide furniture and furnishings to meet the needs of children attending the programme. The Club has provided for the construction of the building and the application covers purchases to meet the requirements of the Department of Youth and Community Services which is the licensing authority.

Grant Sought: \$6,850

Recommended Priority: Medium

Applicant: Pitt Town Senior Power Centre

Purpose of Grant: Improvements to Hall

Description of Project: This second year application is to construct a ramp and awning at the venue for this group sponsored by the Hawkesbury Area Rehabilitation Centre. The group uses the Uniting Church property at Pitt Town and has been guaranteed continuing usage.

Grant Sought: \$4,000

Recommended Priority: High

Recommendation

The report on the Western Sydney Area Assistance Scheme applications for 1987/88 be received and the recommended priorities be endorsed.

COMMITTEE'S RECOMMENDATION

THE REPORT ON THE Western Sydney Area Assistance Scheme applications for 1987/88 be received and the recommended priorities be endorsed, subject to the application on behalf of the North Richmond First Scout Group Committee for Building Renovations being recommended for a "high" priority.

ITEM 8: (File C52/5) [22.9]

SUBJECT: DEVELOPMENT OF LAND AT THE REAR OF TOURIST CENTRE, McGRATHS HILL

As part of the development of the abovementioned land which incorporates a Black Stump Restaurant, a possible hyperbolic parabola (bird aviary), and arts and crafts centre, the subject land was required to be subdivided to give effect to the sale and leasing proposals.

The Development Consent required certain engineering works to be undertaken including construction of kerb and guttering, sealed road shoulder, construction of inter-allotment drainage and the provision of sewer reticulation facilities. The estimate for the cost of these works has been prepared in the amount of \$20,400, however, specific funds have not been voted to undertake such works. In this regard and in order that works may proceed, it is considered appropriate that such works be undertaken on the basis that same will be funded from the proceeds from the sale of the land to the development company, Talcrest Pty. Ltd.

Recommendation

That the engineering works for the development proposals at the rear of the Tourist Information Centre be carried out from the proceeds of the sale of land to Talcrest Pty. Ltd.

COMMITTEE'S RECOMMENDATION

THAT THE ENGINEERING works for the development proposals at the rear of the Tourist Information Centre be carried out from the proceeds of the sale of land to Talcrest Pty.Ltd., at an estimated cost of \$20,400.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File L125) [26.1]

SUBJECT: OPENING HOURS SURVEY

The Consultant, Susan E Edwards (B.A., M.A. Econ., M.S. Library Science, ALAA, ALA, MMRS), Senior Lecturer, Department of Information Studies, Kuring-gai College of Advanced Education, has completed her Report on the library's "Opening Hours Survey", and a precis is provided below

Surveys were conducted from -
24th November to 19th December, 1986
25th May to 21st June, 1987

Number of returns from each survey:

First Survey

<u>Source</u>	<u>Valid</u>	<u>Invalid</u>	<u>Total</u>
Windsor	183	89 (32.7%)	272
Richmond	128	109 (46%)	237
	—	—	—
	311	198	509
	—	—	—

Second Survey

<u>Source</u>	<u>Valid</u>	<u>Invalid</u>	<u>Total</u>
Windsor	184	36 (16.6%)	220
Richmond	139	20 (12.6%)	159
Newspapers	40	—	40
	—	—	—
	363	56	419
	—	—	—

The high number of invalid responses for the first survey was due to the failure to include on the form the statement - "This survey will not lead to a reduction in total opening hours".

The second survey form was different from the first in several ways:

- * the notice about no reduction in hours was included;
- * respondents were requested to tick three rather than two preferences;
- * respondents were informed that ticking more than three options might lead to their form being discarded;
- * a question "Where do you live, e.g. Wilberforce, Windsor?" was added;
- * a question on frequency of use was dropped;

The percentage of invalid returns (16.6% and 12.6%) were considerably lower than in the first survey. The total number of returns also decreased possibly because people felt that they had already given their views. The library staff noticed some resistance to the second survey.

Because the results from the first and second surveys were so similar, only the findings of the second survey are included in detail in the Report.

Tables 1-5 indicate similarities in the responses of Richmond and Windsor users and the newspaper readers.

- * Saturday and Sunday afternoons and Thursday and Friday evenings are the four most often ticked options (Table 1) although the order differs among groups (Table 2).
- * Weekend and evening hours predominate in all three groups (Table 2). The only weekday mornings or afternoons to receive much support were Friday and Wednesday afternoons which were ticked by 18% and 15.1% of the Richmond users (Table 4). Appendix I shows that Thursday afternoon was also given more support by Richmond users than by the other respondents.

On both surveys there was the note "On Saturday and Sunday the Library would close by 5pm."

Table 1 THE FOUR DAYS/TIMES MOST PREFERRED BY THE THREE RESPONDENT GROUPS

Number and percentage of respondents in each group ticking option

<u>Day/Time</u>	<u>Windsor</u>	<u>Richmond</u>	<u>Newspapers</u>
Sat : 1-5.30	72 (39.9%)	54 (38.9%)	12 (30.0%)
Sun : 1-5.30	62 (33.7%)	40 (28.8%)	13 (32.5%)
Thurs : 5.30-8	59 (32.12%)	57 (41.0%)	11 (27.5%)
Fri : 5.30-8	53 (28.8%)	44 (31.7%)	13 (32.5%)

Table 2 TOP SEVEN PREFERENCES IN RANK ORDER FOR EACH RESPONDENT GROUP

<u>Day/Time</u>	<u>Windsor</u>	<u>Richmond</u>	<u>Newspapers</u>
Sat : 1-5.30	1	2	3
Sun : 1-5.30	2	4	1

	20		
Thurs : 5.30-8	3	1	4
Fri : 5.30-8	4	3	1
Sat : 10-1	6	5	5
Mon : 5.30-8	-	-	5
Tues : 5.30-8	7	-	-
Wed : 1-5.30	0	7	5
Wed : 5.30-8	5	-	-
Fri : 1-5.30	-	6	-

Table 3 OTHER PREFERRED DAYS/TIMES WINDSOR CENTRAL USERS

<u>Day/Time</u>	<u># Ticking</u>	<u>% Ticking</u>
Wed : 5.30-8	47	25.5%
Sat : 10-1	26	14.1%
Tues : 5.30-8	24	13.0%

No other option received more than 19 ticks (9.9%).
Complete results are given in Appendix I.

Table 4 OTHER PREFERRED DAYS/TIMES - RICHMOND BRANCH

<u>Day/Time</u>	<u># Ticking</u>	<u>% Ticking</u>
Sat : 10-1	26	18.7%
Fri : 1-5.30	25	18.0%
Wed : 1-5.30	21	15.1%

No other option received more than 19 ticks (13.7%)

Table 5 OTHER PREFERRED DAYS/TIMES - NEWSPAPER READERS

<u>Day/Time</u>	<u># Ticking</u>	<u>% Ticking</u>
Sat : 10-1	8	20%
Wed : 5.30-8	8	20%
Mon : 5.30-8	8	20%

No other option received more than 4 ticks (10.1%)

Patterns in responses indicate that

- Many respondents tended to tick a combination of Thursday night,

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Saturday afternoon and Sunday afternoon or Friday night, Saturday and Sunday. This was the most frequently occurring pattern.

- Three weekday afternoons were ticked.
- Three nights other than Thursday.
- Weekends only.

The major finding from this analysis was that Thursday and Friday night appear to be substitutes, that is opening one of the two nights suited almost as many respondents as opening both nights and the four top preferences could be decreased to three with very little impact on the respondents.

In order to ascertain the effect on sample respondents of expanding library hours to include the top preferences, questionnaires were again checked against these preferences. Thursday night was selected over Friday night primarily because of the experiences from late night shopping and the fewer amenities available Friday night.

The hours selected were the current hours plus:

Thursday evening - Windsor and Richmond
Saturday afternoon - Windsor and Richmond
Sunday afternoon - Richmond

It was found that this pattern accommodated 178 of the 184 Windsor respondents (96.7%), 134 of the 139 Richmond respondents (96.4%) and 38 of the 40 newspaper respondents (95%). The 13 respondents who did not express a preference for any of the above days and hours all ticked Wednesday night.

Because of the small number of responses for most neighbourhoods no systematic analysis was done. However, a casual inspection of the data showed that shopping days and times were preferred over other times. For example, Kurrajong Heights residents favoured Thursday night and Saturday morning more than Windsor and Richmond residents and they ticked Sunday afternoon relatively less than those living near the libraries.

Strengths and Limitations of the Survey

All survey findings, whether based on a complete enumeration of the population or a sample, should be considered estimates as data are rarely error free. When a sample is used, sample size is a major determinant of precision, that is, how close the sample findings approach the findings that would have been obtained if the entire population had been questioned. Obviously, it is best to have as large a sample as possible but there is no "right size". Statistical techniques are available which help to determine how precise the estimate is but they assume random sampling which was not present in this survey.

In order to compensate for sampling error, only important and relatively large differences have been highlighted. Such a difference occurs between the fourth and fifth preference for Richmond (Tables 1 and 4) and the fifth and sixth preference for Windsor. In each case differences in the percentages of respondents ticking those options is greater than 10%. This and the consistency of results provides evidence that the findings are reliable.

Recommendations of the Report

The Consultant has recommended the following based on the above data:

- * Thursday evenings to 8.00pm at both Windsor Central and Richmond Branch Libraries.
- * Saturday afternoons to 5.00pm at both Windsor Central and Richmond Branch Libraries.
- * Sunday afternoon 2.00pm to 5.00pm at Richmond Branch Library.

However, she also states that these recommendations are based on the assumption that an extension of hours will increase usage of the library service and thus increase the benefit the Shire residents receive from the service. This assumption should be confirmed and she also recommends:

1. That baseline data be gathered before the change so that the impact of the change can be assessed. Circulation data are currently available and can be used. However, the library should also investigate the possibility of buying or renting a counter which would automatically record the number of visits. In this way, hourly and daily counts can be quickly and accurately determined. Finally, the number of new members by month for the year prior to any extension of hours should be ascertained so that it can be determined if the change in hours has led to increasing the percentage of Shire residents who are members of the library.
2. That the above data be analysed approximately one year after any extension to determine:
 - a) any changes which need to be made particularly to closing times, eg; usage may be low between 4.30-5.00pm on Saturday afternoon or high at 8.00pm on Thursday evening.
 - b) The impact on usage. It is possible but highly unlikely that the only effect would be that current users would come at different times than they do now and no increase in usage would occur. If this were the case, it would be difficult to justify the additional expense. At some point it will be necessary to decide whether increased usage by present users is sufficient justification for additional hours or whether the goal is to attract new users. This is a matter for local discussion.

Comments from Chief Librarian

The following factors should be taken into account before considering any extension to existing hours.

1. Richmond Branch Library has the smallest reference collection and the smallest lending collection.
2. Saturday afternoon is a popular day for sports activities.
3. All of the Report's recommendations will result in increased salary costs which cannot be easily offset against any other reduction in salaries.

4. When the hours were reduced in 1986 the savings were made by reducing hours worked by part-time staff and ceasing to pay shift allowance to all staff. Hence, it would not be possible with existing staffing levels to now increase the spread of hours worked. Also, all time worked after 5.30pm is subject to a shift allowance and in the case of full-time staff, this amounts to a minimum of 3 shifts being paid per week, regardless of whether 1 or 3 shifts are worked.
5. The Consultant notes that any increase in the spread of hours may not result in an increase in the percentage of residents using the library.
6. The group that appear to claim to have the most difficulty in using the libraries are those who work. The consultant noted that "Many people commented on the problems working people have visiting the library".
7. The Consultant also notes that the results are consistent with library research in that:
 - * people often combine library visits with shopping and other town based activities;
 - * use often involves the whole family ... weekend hours and evenings being preferred;
 - * respondents to surveys have a stake in the outcome ... residents most inconvenienced by the present hours were probably more motivated to respond than those satisfied.
8. The costs of the recommendations excluding oncosts and any CPI increases would be:
 - a) Opening Thursday evenings 5.30-8pm Windsor and Richmond - \$6,768.32 per annum.
 - b) Extending Saturday hours until 4pm Windsor and Richmond -

Windsor	\$7,931.72 per annum
Richmond	\$6,546.80 per annum

\$14,478.52

 - c) Opening Sunday at Richmond 2-5pm - \$5,640.96 per annum.
9. Present staffing on Sunday afternoon at Windsor is inadequate. The two staff on duty find it increasingly difficult to provide any depth of service. Loans are issued at more than 2 per minute and enquiries, often involved, require more time than the staff can allow. It would seem more important to consider increasing staffing at this time rather than increasing the spread of opening hours.

It is suggested that no change in hours be undertaken in 1987, particularly as no funds have been allocated. This will also allow time to gather baseline data for any comparison in the future.

It is also suggested that the only extension which should be considered is Thursday nights and that the cost of funding this be referred for consideration in the 1988 Estimates.

It is further suggested that any extension in hours should be monitored to ascertain if there is an increase in the percentage of residents using the library.

Recommendation

That any extension in library hours be referred for consideration in the 1988 Estimates, that this be limited to Thursday nights at both libraries, and that changes in the percentage of residents using the libraries be monitored for 12 months.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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A P P E N D I X 1

A. Complete tabulations of the number and percentage of respondents ticking each option for the second survey.

Windsor Central

184 Valid questionnaires
513 preferences indicated

	10-1	1-5.30	5.30-8
Mon	17 (9.2%)	13 (7.1%)	14 (7.6%)
Tue	12 (6.5%)	19 (10.3%)	24 (13.0%)
Wed	9 (4.9%)	17 (9.2%)	47 (25.5%)
Thurs	12 (6.5%)	15 (8.2%)	59 (32.1%)
Fri	11 (6.0%)	18 (9.8%)	53 (28.8%)
Sat	26 (14.1%)	72 (39.0%)	
Sun	13 (7.1%)	62 (33.7%)	

Richmond Branch

139 Valid questionnaires
412 preferences indicated

	10-1	1-5.30	5.30-8
Mon	9 (6.5%)	13 (9.4%)	9 (6.5%)
Tue	8 (5.8%)	16 (11.5%)	10 (7.2%)
Wed	5 (3.6%)	21 (15.1%)	17 (12.2%)
Thurs	13 (9.4%)	19 (13.7%)	57 (41.0%)
Fri	7 (5.0%)	25 (18.0%)	44 (31.7%)
Sat	26 (18.7%)	54 (38.9%)	
Sun	19 (13.7%)	40 (28.8%)	

Gazette and Courier Readers

39 Valid questionnaires
98 preferences indicated

	10-1	1-5.30	5.30-8
Mon	1 (2.5%)	3 (7.5%)	8 (20.0%)
Tue	3 (7.5%)	3 (7.5%)	2 (5.0%)
Wed	3 (7.5%)	2 (5.0%)	8 (20.0%)
Thurs	4 (10.0%)	1 (2.5%)	11 (27.5%)
Fri	1 (2.5%)	-----	13 (32.5%)
Sat	8 (20.0%)	12 (30.0%)	
Sun	1 (2.5%)	13 (32.5%)	

ITEM 2: ²⁶
(File L125) [26.2]

SUBJECT: SCHOOL HOLIDAYS PROGRAMME - JULY 1987

The school holiday activities organised by the Children's Librarian, Mrs. Cheryl Harris, proved to be popular in both the Windsor Central Library and Richmond Branch Library.

This is the first year that the four year school term has been introduced, and so a comparison of statistics has not been attempted.

Over the two weeks of the holiday period, two film and two storytime/craft sessions were held in both libraries, each session lasting approximately one hour. The theme used for the July holidays was boats and the sea which tied in with the Children's Book Week slogan "Sail Away With Books".

The sessions catered for children between the ages of 4 to 12 years.

A total of 272 children attended the activities (176 at Windsor, 96 at Richmond).

The statistics are always lower at Richmond Branch Library because of space limitations. Due to the demand for places in craft classes at Richmond, an extra session will be considered for the October school holiday period.

Recommendation

That the report on the School Holiday Programme July 1987, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File L125) [26.3]

SUBJECT: DELEGATION TO THE MINISTER, THE HON. R.J. CARR
FROM THE LIBRARY ASSOCIATION OF AUSTRALIA, PUBLIC
LIBRARIES SECTION (N.S.W. GROUP)

This year the delegation was conducted on Thursday 28th May and made the following recommendations:

- Increase the level of State funding for Special Grants
- Increase the per capita subsidy
- Continuing government support for a State Information Policy for N.S.W.
- Introduction of telefacsimile machines in public libraries
- State Government publications free to public libraries
- Survey the information needs of the rural population

Highlighted in the report of the delegation were the following:-

1. The need for increased funding for special grants. This funding fell from \$1,690,000 in 1985/86 to \$500,000 in 1986/87. This year (1987) the Public Libraries Department had received Special Grant applications totalling over \$2,000,000.
2. Per capita subsidy needed to reflect the annual Consumer Price Index.
3. Whilst increased per capita subsidy was important to all libraries, less populated areas such as rural communities, required special assistance.
4. Special Grants have often meant the difference between stagnation and development in library services. This was particularly so with regard to co-operative projects.
5. The need for a State Information Policy was stressed. The delegation supported the Terms of Reference for a Working Party to develop a State Information Policy prepared by the State Library of New South Wales which had been submitted to the Minister for consideration.
6. The micro-computers established throughout N.S.W. for the Minerva Library Network which gives access to the electronic mail service of O.T.C. and is used for inter-library loans, would be enhanced by the installation of telefacsimile transceivers. This would enable the full copy of a citation, articles or excerpts to be shared quickly between libraries.
7. The need for improved community access to government information was sought by provision of a significant selection of N.S.W. Government publications being provided free of charge to public libraries.
8. The delegation also recommended the funding of \$30,000.00 for a survey of selected rural areas. This to be administered by the Public Libraries Department with the aim of determining the information needs of both library users and non-users in rural areas.

Recommendation

1. That the recommendations of the delegation to the Minister be supported.
2. That the Library Association of Australia, Public Libraries Section, New South Wales Group, be thanked for conducting the delegation.
3. That the local State member and WSROC be asked to support the recommendations of the delegation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L125) [26.4]

SUBJECT: N.S.W. OFFICIAL OPENING - AUSTRALIAN LIBRARY WEEK
1987

It is proposed to hold the Official Opening of Australian Library Week in N.S.W. in Hawkesbury Shire on Saturday 17th October, 1987. This is the first occasion that this Council will have hosted this event. The theme is "Everybody Needs a Library".

Last year the launch was in Wollongong and a feature of the day was a steam train trip from Sydney to Wollongong with over 600 taking the trip.

The Hon. R.J. Carr M.P., Minister for Planning and Environment and Minister for Heritage has accepted the invitation to perform the Official Opening.

Further details of the programme for the day will be submitted when finalised.

The Library Promotion Committee of N.S.W. has set aside \$1,000 to fund press and radio advertising of the Official Opening.

Recommendation

That Council host this year's Official Opening of Australian Library Week in the State of N.S.W. on Saturday 17th October 1987.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [27.2]

Councillor Stevens referred to a letter from Property Estates Ltd. expressing some concern that the Council has not submitted to the Department of Environment and Planning those aspects of their development in relation to flood levels, the Sydney Region Plan, scale of rezoning, and impact of Centre on the remaining residential properties in Francis Street, Richmond.

The Shire Planner stated that the information was forwarded to the Department in writing at the time and this had been indicated to Property Estates. The meeting between Property Estates, the Department of Environment and Planning and Council staff took place two weeks ago and Mr. Leysham was quite happy with the progress up to that time. He stated that he could not understand the reason behind the letter and undertook to submit a report to the Ordinary Meeting of Council on the action taken.

Councillor Sledge referred to the excessive noise from the river over the past three weekends. She stated that she had received a number of complaints about excessive noise of boats and the P.A. System. Councillor Sledge requested that Council make approaches to the Maritime Services Board, the State Pollution Control Commission and the Upper Hawkesbury Power Boat Club regarding this matter, and a report be brought forward to the Ordinary Meeting of Council.

The Shire President stated that he had called a meeting for 4.00 p.m. this afternoon, with the Upper Hawkesbury Power Boat Club and Senior Officers to first of all find out what it is all about and suggested that this meeting take place before any further action is taken.

Councillor Horrex stated that there has been a request for a toilet and small service area extension of the Yarramundi Bush Fire shed and asked if the Engineer would report on the matter with a view to advice as to the funding sources.

The Shire Engineer stated that a report would be submitted in context with the request for a bush fire shed for the Ebenezer Brigade.

Councillor Dunn requested advice regarding the extent of Council's involvement in the erection of the new trotting track on part of the College land.

The Shire Planner stated that the matter came before Council some 4/6 months ago, when it was indicated that Council would supply technical expertise but would not expend any funds on the development.

The Shire Engineer stated that Engineering staff had been involved in the design for the work and setting out, following the adoption of the resolution by Council.

Councillor Dunn referred to the extraordinary survey in the Sydney Morning Herald last Saturday and asked if Council was going to reply to it.

The Shire President stated that a Press Release is at present being prepared which will be distributed to the Councillors to-day.

Councillor Denne referred to Grose Vale Road, North Richmond from Riverview Street up to just opposite the School. She stated that there has been a lot of water flowing across the footpath in two different sections which appears to be coming from out of the water main. She asked if it could be investigated.

Councillor Denne asked if Council had heard from the Heritage Council in reference to the Richmond Park lights.

The Shire Engineer stated that a letter had been forwarded, but to date, a reply had not been received. He undertook to follow the matter up.

Councillor Rotherham asked if Argyle Reach Road could be graded as it is in a bad condition.

The meeting terminated at 1.36 p.m.

SHIRE CLERK/GENERAL MANAGER'S REPORT
ORDINARY MEETING - 8TH SEPTEMBER, 1987

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. LOCAL GOVERNMENT ASSOCIATION - CONTRIBUTIONS TO LEGAL COSTS.
L128/5. [72.5]

For some time now, the number of requests for contributions to legal costs from Councils has been increasing, as has the amount of individual claims. This has been a matter of concern to many councils. After considering a number of options, the Executive of both Associations decided that the method of calculating contributions in the future should be based on a sliding scale related to subscriptions as follows:-

- (a) Subscriptions not exceeding \$5000
- (b) Subscriptions between \$5001 and \$8000
- (c) Subscriptions between \$8001 and \$11000
- (d) Subscriptions between \$11001 and \$15000
- (e) Subscriptions exceeding \$15001.

Unfortunately, a number of matters have accumulated while the new method of calculating contributions was being developed and it is now necessary to call for contributions for all of them at once.

The Executives consider that each of them is of sufficient consequence to Local Government generally to justify asking all councils for a contribution to costs. On the basis of the new formula, Hawkesbury Shire Council comes within category (d) as outlined above. The total contribution requested from it is therefore \$880.00, made up as follows:

Kiama Municipality v Dalla \$70.75 -

The Council seeks support in an appeal against a recent decision of Bignold J. in the Land and Environment Court. That decision related to an application to develop a motel at Kiama Heights. The Council had approved the development application subject to a number of conditions, but subsequently notified the applicant that the application had been refused because six of them had not been met.

Mudgee Shire v Coupe \$70.75 -

Council has approached the Associations for assistance with legal costs in a matter before the Court of Appeal.

In July, 1984, the owner of a small rural property within the Shire lodged a building application with the Council for the erection of a dwelling on the property. Council considered that section 313 of the Local Government Act required it, when considering such an application, to consider, inter

Shire Clerk/General Manager's Report

Ord. 8/9/87

alia, the adequacy of access to the property. In this instance, the property was in a remote location and the Council considered that the access road was inadequate. It therefore rejected the application on the basis of insufficient road access to the property.

The consequences for Local Government are quite serious, particularly for those rural councils in whose areas large rural holdings have been broken up into small "hobby farm" developments but equally for any council, whether rural or metropolitan, considering an application for development of a parcel of land not having adequate access. If Bignold J's interpretation of the access provisions of Section 313 are allowed to stand, many councils will be forced to divert the expenditure of their road and maintenance budgets from areas of great need to the maintenance of access ways for the benefit of a few.

Kogarah Municipal v Uniting Church in Australia Property Trust \$79.60 -

Kogarah Municipal Council has within its area the Nulgara Self-Care units, which are operated by the Uniting Church in Australia Property Trust (NSW) on land at Oatley leased from the State Rail Authority. The Council has levied rates on the property, but the Trust claims the exemptions set out in Sections 132(1) (d) and (g) of the Local Government Act. The Council has taken the view that the land does not "belong to" the Church for purposes of Section 132 (1) (d), and that the lease is not a lease of Crown land for "private purposes" within the meaning of section 132 (1) (g). It has therefore declined to grant the exemption.

Maitland City ats Cooke \$397.99 -

Action has recently been instituted against the Council in the Supreme Court of NSW by a resident of the City seeking compensation for structural damage to his residence as a result of vibration from traffic, particularly heavy vehicles, using the adjoining street being transmitted to the building. The street, which forms part of the New England Highway Bypass of the commercial centre of Maitland, is a designated main road, was constructed by the Department of Main Roads, and is maintained by the Council to the requirements of and with partial funding from the Department.

The Council intends to defend the action, and seeks assistance with its legal costs for the purpose.

The matter is of interest to local government generally because it will help to establish the liability of a Council in circumstances where, although it has nominal control over the area giving rise to the claim, it has no effective control whatsoever.

Lismore City ats Department of Industrial Relations \$260.90 -

The Associations have been approached by the Council seeking support in defending prosecution action being taken against it by the Department of Industrial Relations in respect of alleged breaches of the Occupational Health and Safety Act.

Briefly, a bulldozer operator employed by the Council was killed on April 30, 1985, when part of the face of the quarry in which he was working collapsed on him. The summons issued by the Department of Industrial

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Relations simply alleges that the Council failed "to ensure the health safety and welfare at work of all its employees contrary to the Occupational Health and Safety Act, 1983." The Department alleges that the Council allowed the worker to "work alone and without supervision or instruction in an unsafe situation." It is argued by the Department that the Act required personal supervision of the bulldozer driver at the very least at regular intervals throughout the working day.

This is a most momentous case for Local Government. If the Department succeeds, every Council will be faced with considerably increased costs for supervisory staff.

IT IS RECOMMENDED THAT the contribution of \$880.00 be paid.

2. BAULKHAM HILLS SHIRE MEALS ON WHEELS ASSOCIATION INC - WISEMANS FERRY. C45/37. [72.6]

Advising that the Committee of the Association has been approached by the Co-ordinator of the Forgotten Valley Resource Centre at Wisemans Ferry to provide a Meals on Wheels service to that area, which will include services to residents in Hawkesbury Shire. The most practicable service to the area can only be achieved from the Base at Baulkham Hills. At this date there have been requests from doctors in the Spencer, Wisemans Ferry, Maroota and surrounding areas for the provision of 22 meals daily - and these are only the urgent cases at the moment.

Seeking a commitment of \$2,000 towards the purchase of basic equipment to commence the Service.

(S.C. - Similar contributions have been made by Gosford, Hornsby and Baulkham Hills Shire Councils. Equipment will be installed in premises at present used by the Forgotten Valley Mobile Resource Unit and transferred to the Neighbourhood Centre building when this is completed. The request is to assist in the purchase of refrigerator, deep freeze units, heating oven, serving table and delivery containers. It is expected that subsidy received and consumer contributions will cover all operating costs.

IT IS RECOMMENDED THAT a donation of \$2,000 be made to the Baulkham Hills Meals on Wheels Association Incorporated.

FINANCE AND ADMINISTRATIONREPORTS1. AUSTRALIA DAY COMMUNITY CELEBRATIONS - TUESDAY, 26TH JANUARY, 1988.
C40/4. [74.12]

The Macquarie Towns Festival Committee has responsibility each year for organising community festivities for Australia Day. It is proposed to expand these community activities in the bi-centennial year.

Australiana Village is the ideal venue as it has the capacity to cater for 10,000 people; it is of historical importance, and an event such as this is a good promotion of a Council resource.

A factor which may adversely affect attendances is the provision of free public transport to attractions in Sydney on that day. These will include a parade of sail by the Tall Ships, the entry of the First Fleet Re-enactment, fireworks, bands and other attractions on Sydney Harbour. In addition, there will be a 24-hour National TV Spectacular for Australia Day. The hire of six TV sets with a temporary aerial is recommended to maximise the attendance.

It is proposed to make 2,000 family (2 adults and up to 4 children) tickets available at the Council Chambers, Australiana Village, Tourist Centre and libraries for a cost of \$5 per family. The tickets would be exchanged at the gate for individual tickets for unlimited horse and dray rides and train rides.

Free attractions would be provided:- inflatable playground, and the usual Village attractions, sheep shearing, blacksmith, spinning and a bush band. Mr. A. Hendrikson has offered a clinker boat for a dramatic presentation on the lake and Richmond Players have indicated willingness to be involved.

The usual Festival Committee Australia Day competitions for damper making and yarn telling will take place at the Village. Flags, stickers and posters will be obtained from the Australia Day Authority and distributed free.

Attractions not included in the ticket price would be canoe hire, food from the Oxboro Inn or outside caterers. Extra staff would need to be employed by the Village to handle security, tickets, rides and needs of the estimated crowd. The Hawkesbury S.E.S. will be approached to assist with parking.

The event will be organised by the Macquarie Towns Festival Committee and Management of Australiana Village. Special promotions would include a competition for tickets run through schools and competitions through 2VTR-FM, 2KA and 2WS and Civic News cut-out coupons.

Commercial food vans such as ice creams, pancakes, doner kebabs could be invited to participate, giving the Council a return of 10% of their sales. This would complement the catering at the Oxboro Inn and Damper Camp.

IT IS RECOMMENDED THAT Australiana Pioneer Village be the venue for Council's Australia Day Community Festivities in 1988.

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2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C50.
[74.13]

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

- | | |
|---------------------------|--|
| Lease Agreement | ... Shop 4 Hobartville Shopping Centre
Term: 3 years (no option-renewal of previous lease).
Tenant: George Lyon and Julie Lyon
Rent: \$6,189.57 |
| Loan | ... Heritage Advisory Fund Assistance -
D. Francis
Property: 127 George Street, South Windsor
Amount: \$25,000
Interest Rate: 9% per annum
Repayment Period: 6 years
Instalments: Monthly, of interest and principal combined. |
| Certificate of Compliance | ... Temporary sludge drying beds - McGraths Hill Wastewater Treatment Plant - State Pollution Control Commission |
| Section 88B Instrument | ... Right of Carriageway - No. 3 Thompson Square, Windsor |

3. COMMUNITY & CULTURAL CENTRE - AUGUST BOOKINGS. C51/3. [74.14]

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	Wedding	* D. Christopher
3rd to 6th	Eisteddfod	* Hawkesbury District Eisteddfod
8th	Wedding	* D. Symons
8th	Meeting (The Women In Local Government)	* Clr F. Denne
10th	Meeting	"Meals on Wheels" - J. Atkinson
10th	Meeting	Hawkesbury Community Sister City Assoc.
12th	Naturalisation Ceremony	Hawkesbury Shire Council
19th & 26th	Meeting	* Sydney Revival Centre
13th	Disco	Pitt Town School
15th	Dinner/Dance	* Oakville Soccer Club
15th	Wedding	* G. Wenc
17th	Meeting	Co-ordinating Group for Handicapped - J. Atkinson
20th	Disco	Bede Polding Catholic School

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<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
22nd	Benefit Disco	Alan Duncan
25th	Music Practice	Macquarie Towns Junior Orchestra
27th	Meeting	Heritage Advisory Committee
27th	Immunisation	Hawkesbury Shire Council
28th	Blue Light Disco	* Windsor Police
29th	Wedding	* M. Morrish
29th	Wedding	* S. Kershaw

* Paying functions

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

4. COMMUNITY SERVICES REPORT. C45. [74.15]

A. YOUTH RECREATION OFFICER'S REPORT

Department of Sport and Recreation Capital Assistance Grants

Applications for the development of sport and recreation facilities in the Shire from community organisations closed on Friday, 28th August.

A total of 9 applications were received from community organisations with Council submitting two applications.

Local Government authorities are requested to consider all applications and provide a local priority rating for each application. Priority ratings are requested in numerical order; the Project Council considers to be the most desirable in the area is to be given the priority ranking of (1) one.

With reference to the Department of Sport and Recreation's guidelines for determining priorities it is reminded that:-

High Priority will be Given to Projects:-

- i) Where multi-purpose or flexible usage is planned;
- ii) Which can be used by a wide cross section of the community;
- iii) Which are developing in response to community needs and are supported by Council and the local community;
- iv) Where suitable long term management arrangements have been devised.

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

In general, a minimum of 50% of the total cost of the project will need to be raised by the local organisation concerned.

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<u>Prior- ity</u>	<u>Organisation</u>	<u>Project</u>	<u>Total Cost</u>	<u>Amount Sought</u>	<u>Comment</u>
1	Hawkesbury District Agricultural Association	Multi-purpose indoor sport- ing centre	\$800,000	\$400,000	Seek Council contribution of \$200,000
2	North Richmond Parks Committee	Additional lighting of playing field upgrading of tennis courts	\$17,416	\$8,708	Seek loan from Council for ½ contribution
3	Hawkesbury Shire Council	Development of St Albans Park including tree planting, BBQ area & parking	\$38,400	\$19,200	Development would be in character with area's history
4	Hawkesbury Shire Council	Construction of two soccer fields, Bensons Lane	\$23,500	\$11,750	
5	Glossodia Sporting Association	Woodbury Estate flood-lighting	\$15,880	\$7,940	\$5,940 contribution sought from Council
6	Ebenezer P & C Association	Construction of multi-purpose court	\$17,388	\$8,694	Use by community & school
7	Hawkesbury District Tennis Association	Re-surfacing of 6 tennis courts	\$60,000	\$20,000	Request \$30,000 loan from Council, cash \$10,000
8	Federation of Police Citizens Youth Clubs	Enclosed BBQ area	\$10,000	\$8,000	
9	Richmond N'hood Ctre Committee	Additional toilet block, office & storage	\$20,000	\$10,000	Seek Council contribution of \$10,000
10	Bowen Mt Bicentennial Social Committee	Development of open space on Lt Bowen Rd & Lt Bowen Dr for community use	\$4,148.93	\$3,648.93	

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An application was received from the 1st Oakville Scout Group for the purchase of equipment valued at \$1,273. The application does not fit the guidelines for capital assistance funding and, therefore, has not been given a priority.

B. COMMUNITY ARTS OFFICER'S REPORT

Macquarie Towns Festival

Programmes and posters are being distributed. A feature will be included in the Gazette and Courier on September, 16th. A display will be mounted jointly by the Festival Committee and Tourist Centre at the "Horticulture '87" exhibition at Hawkesbury Agricultural College. Banners are not being erected at RAAF Base as this has been deemed unsafe for aircraft and alternative arrangements are being made. Banners and ribbons for the Kite Day and Festival Parade have been ordered.

Entry forms for the Parade and applications for the Open Air Fair stalls are being received. Two exhibitions on loan from the Crafts Council NSW will be displayed at the Tourist Centre during the Festival.

Festival Artists Project

This fully-funded project has commenced. Stilts and costumes are being made, and a group of children from Richmond Primary School is being trained in musical improvisation and stilt-walking. The group will appear in the Festival Parade and at Richmond Primary School fete.

C. COMMUNITY PROJECTS OFFICER'S REPORT

Children's Services

The Department of Youth and Community Services is drafting new legislation 'Children (Care and Protection) Act 1987'.

The draft legislation has been received and copies forwarded to all children's services associated with Council. Draft operational guidelines have also been received setting out the expectation of the Department, which is the licensing authority. Opportunity is provided for management committees to respond to the Department on any matters raised in the Draft Regulations and Guidelines.

The Children's Services Advisor at the Richmond Office of Youth and Community Services, covers the Blue Mountains and Hawkesbury Shire. The position has been vacant for seven months. It is important that this position be filled as soon as possible to provide support and oversight of children's services throughout the Shire. It is recommended that the Minister be requested to give priority to filling this position.

Advice has been received by the Community Steering Committee that recurrent funding has been approved to subsidise a Before and After School Care Service at Richmond. A public meeting of potential users agreed to form a community management committee. The room at the Richmond Neighbourhood Centre, formerly used by the Youth Club has been reserved. It is intended that the service will operate from the beginning of the 1988 school year.

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Enrolments are expected from children attending St Monica's, Richmond and Hobartville Schools.

IT IS RECOMMENDED THAT:-

- A. The report be received.
- B. The recommended priorities in applications to the Department of Sport and Recreation be approved.
- C. A letter be written to the Minister for Youth and Community Services, requesting that the position of Children's Services Advisor at the Richmond Office, be filled as soon as possible.

5. WORKS TO IMPROVE NAVIGATION OF THE HAWKESBURY RIVER. H100, C51/24.
[74.16]

Captain Cook Cruises, owner/operator of the Lady Hawkesbury, has written regarding a number of locations where its vessel is experiencing difficulty in negotiating the river. One of these involves rocks known as Skeleton Rocks downstream of the Colo River confluence with the Hawkesbury; the remainder are areas of sand. The major location is that area where Council is currently investigating extraction in the vicinity of Cattai Creek.

Captain Cook Cruises has written to the Maritime Services Board requesting its assistance in having the works undertaken and indicating that the Company would be prepared to assist in any survey work.

At this stage, it is recommended that Council resolve to support the necessary works required to be undertaken subject to any environmental considerations based on the significant tourist potential offered by the Lady Hawkesbury.

IT IS RECOMMENDED THAT Captain Cook Cruises and the appropriate State Government agencies be advised of Council's support, in principle, for the dredging works requested to improve the navigability of the Hawkesbury River for the Lady Hawkesbury. In doing so, the significant tourist potential of the vessel's operation should be pointed out.

6. REPORTS, MINUTES ETC. OF OTHER COMMITTEES AND ORGANISATIONS.
C50/3. [74.17]

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

1. Management Executive Committee
2. Macquarie Towns Festival Committee
3. Heritage Advisory Committee
4. Environmental Noise Pollution Committee (2)
5. Housing Research Project Committee

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

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7. LOT 1 WOLSELEY ROAD, MCGRATHS HILL. 4654-012W. [74.18]

Council has received an offer from Wilkinsons Real Estate Agencies on behalf of Mr R N and Mrs J A Dods of \$16,500 for Lot 1 DP 262856 Wolseley Road, McGraths Hill.

This land has an area of 555.6m² and is subject to the 1 in 50 year flood frequency. It has been on the market for a considerable time and in fact Council has previously resolved to sell the property on a number of occasions but the sales have not proceeded.

It is felt that the offer of \$16,500 is reasonable.

IT IS RECOMMENDED THAT Council agree to the sale of Lot 1 DP 262856 to Mr R N and Mrs J A Dods for \$16,500 with all necessary documents to be completed under the Seal of Council.

8. REPORTS REQUESTED BY COUNCILLORS. [74.19]

Set out on the following pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-SEPTEMBER-87

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

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-SEPTEMBER-87

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
9-Jun-87	Tourist Information Centre DSC	Operation of Auditorium and/or Tourist Centre	Report following negotiations with tenant and Tourism Manager.	
9-Jun-87	Amenities Block Oakville Reserve SE	Cost of providing facility, Club contribution and possible expansion of existing facilities	Report October GPC	
14-Jul-87	Roundabout SE	Bosworth & West Market Streets	Report to November GPC	
11-Aug-87	Pt Lot 7 Johnston Street, Pitt Town SP	Development potential of property	Under investigation	
11-Aug-87	Breakaway, Freemans Reach SE	Need for erection of cable type fence to prevent access to Oval	Under investigation as to detrimental effect during flood overflow	
11-Aug-87	Pitt Town Parking SP	Parking problems, commercial area Pitt Town	Under investigation	
11-Aug-87	Footpath facilities SE	Lack of facilities between McGraths Hill and Windsor	Under investigation and consultation with DMR	
11-Aug-87	Mowing, outer areas SE	Mowing of parklands, roadsides and footpaths in the outer area of Shire by contract operation in 1988	Report for consideration 1988 Estimates	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-SEPTEMBER-87

FILE NO REP DATE	SUBJECT REFERRED TO	COMMENT	COMP DATE
11-Aug-87	Parking restrictions 2 hour parking restriction in front of HS Kurmond Shops	Report to November GPC	

ENGINEERINGREPORTS1. FIRE CONTROL OFFICER'S REPORT - 1986/87 FIRE SEASON. B27/6.
[76.9]

The 1986/87 fire season was one of the mildest for some years due to periods of good rainfall carrying over into the summer months.

Nevertheless Brigades were kept busy attending to grass, shrub, property fires and an increasing number of motor vehicle fires and accidents.

On the 16 January, 1987, an urgent call was received for tankers and crews from the Sydney region to assist at a large fire in the Cootamundra area. Members of Kurrajong, East Kurrajong and Headquarters Brigades volunteered and assisted at the fire until late the following day.

Cootamundra Brigade members and local farmers were extremely grateful for the assistance which offered them relief after three (3) days of continuous firefighting.

A total of 496 fires were recorded during the period 1 July, 1986, to 30 June, 1987, which have been classified under the following headings:

Bush/Grass	- 209
Hazard Reduction	- 128
Buildings	- 26
Motor Vehicles	- 77
False Alarm	- 29
Other	- 27

	496

Major Fire Incidents (Buildings)

<u>Building Type</u>	<u>Location</u>	<u>Damage</u>	<u>Cause</u>
House	Old Bells Line of Road	Partial	Electrical
House	Pebbly Hill Road	Partial	Domestic
House	Craig Crescent	Partial	Domestic
House	Enfield Avenue	Partial	Domestic
Shed	Putty Road	Partial	Electrical
House	Blaxlands Ridge Road	Partial	Domestic
House	Horans Lane	Partial	Domestic
Hotel	St. Albans	Partial	Unknown
House	Beecroft Road	Partial	Domestic
Shed	Cattai & Miller Road	Partial	Unknown
House	Stahls Road	Partial	Unknown
House	Irwins Road	Partial	Domestic
Kiosk	Bowen Mountain	Partial	Incendiarism
House	Mitchell Drive	Partial	Electrical
House	Mitchell Drive	Partial	Electrical
Shed	Kurts Road	Partial	Unknown
Shop	Bells Line of Road	Partial	Electrical
House	Windsor Road	Partial	Unknown
House	Old Pitt Town Road	Partial	Unknown

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Shed	Golden Valley Drive	Partial	Unknown
House	Speets Road	Partial	Domestic
Shed	Wheelbarrow Ridge Road	Partial	Unknown
House	Grand Parade	Partial	Domestic
Caravan	Walmsley Road	Destroyed	Unknown
House	Lt. Bowen Road	Partial	Domestic
House	Cattai Road	Partial	Electrical

Major Fire Incidents (Bushland)

<u>Location</u>	<u>Area</u>
Putty Road - Colo Heights	300ha
Putty Road - Morans Rock	800ha
Tinda Creek - Colo Heights	175ha

Major Fire Incidents (Other)

<u>Location</u>	<u>Man Hours</u>
Daruk Tyre Fire	932

Bush Fire Brigade Attendances

Bilpin	13	Kurrajong Heights	16
Blaxlands Ridge	18	Lower Macdonald	16
Colo Heights	21	Lower Portland	19
East Kurrajong	26	Mountain Lagoon	6
Ebenezer	21	Oakville	78
Freemans Reach	22	St. Albans	15
Glossodia	30	Tennyson	6
Grose Vale	32	Upper Colo	3
Grose Wold	44	Wilberforce	33
Headquarters	7	Yarramundi	40
Kurrajong	43		

Total Brigade Man Hours at Fires - 8,481

Fire Control Officers after hours involvement

Fires - 254

Training & Meetings - 599

Fire Control Officers Assistant after hours involvement

Fires - 96

Training & Meetings - 135

Total Fire Bans - 4 (1-1-1987/19-1-1987/25-1-1987/1-2-1987)

Training courses were conducted during the year in use of foam equipment, control room operations and the Bush Fire Council basic training programme.

At this stage, 391 members have completed the basic training course and it is expected that a further 50 will qualify prior to the start of the fire season.

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The Bush Fire Council annual fire school is to be held at the teachers college at Yarramundi in September this year. Mr. K. Hemsworth - Headquarters Brigade and Mr. R. Duffy - Kurrajong Brigade have been selected to attend.

The usual pre-season vehicle maintenance and safety check programme has commenced and it is anticipated that all major bushfire tankers will be serviced and any necessary repairs carried out before the summer months.

The present fuel accumulation in the Shire offers a potentially dangerous fire situation for the coming season and in order to provide for some village protection, several major hazard reduction works were carried out in the following area:

Bilpin - Kurts Road	250ha
Colo Heights - West of Putty Road	100ha
Upper Colo - Mailes Ridge	260ha

Further major hazard reduction works are planned in the Blaxlands Ridge, Kurrajong Heights and Bowen Mountain areas providing weather conditions allow.

BUSH FIRE BRIGADE OFFICE BEARERS

Council's Bushfire Brigade have advised of their elected officers for the bushfire season 1987/88 in accordance with the provisions of Section 20(b) of the Bushfires Act.

Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Bilpin	W Shields	W Johnston	B Hungerford A Newton B Pittman T Scott G Bannerman S Lonergan S Richards	W Shield W Johnson
Blaxlands Ridge	W Bean	V McMahon	W Nicholls A Lockley G Houston A Van Zeyl	W Bean V McMahon
Colo Heights	G MacKintosh	H Hewitt	N Cunningham B Finn H Pollard C Johannsen N Hulbert M Boyes	G MacKintosh H Hewitt
East Kurrajong	G MacFarlane	K Thorne	L Brown J Lindsay K McKenzie K Lance C Green	G MacFarlane A Buttsworth

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Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Ebenezer	D Mund	N Williams	J Hawkins A Hupalo R Surtees V Lunney P Fraser B Myers	D Mund N Williams
Freemans Reach	O Earle	G Withers	J Bateson R Richardson C Bateson J Earle B Earle P Simpson	O Earle
Glossodia	D Telford	G Hutchinson	G Ingles J Lang B Moriarty S Haines D Butcher	D Telford G Hutchinson
Grose Vale	B McKinlay	L Duffy	P Ware K Clewett M Clewett D Lundie-Jenkins W Alston R Robinson S Humphries R Miller	B McKinlay L Duffy
Grose Wold	J Clay	A Crass	J Heath W Hunter D Tandy	J Clay
Head- quarters	K Hemsworth	W Redshaw	P Poulson R Collis M Gribble R Lenton	K Hemsworth O Earle B McKinlay P Speet
Kurrajong	P Minturn	P Jones	R Duffy K Jones A Curtin P Haycock	P Minturn N Minturn
Kurrajong Heights	B Williams	R Lewis	R Scott W Pennell P Hurst R Taylor	B Williams R Scott R Lewis
Lower Macdonald	L White	T Witherspoon	R Casserley A Munro P Matthew	L White

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Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Lower Portland	B Cartwright	G Jones	K Anderson D Hunt J Hincks L Mitchell A Johnson	B Cartwright G Jones
Mountain Lagoon	B Boughton	D Dutch	P Clarke C King H Parsons C Nuzum	B Boughton D Dutch
Oakville	K Powe	P Speet	I Nicolson R Turnbull W Reinhardt J Seldenrych P Powe S Powe I Irons G Hession R Powe R Gavin R Hobbs K Fawbert K Thomas M Fawbert M Domars M Lieben R Marsland C Smith M Reay	K Powe P Speet
St Albans	M Jackson	G Bailey	W Bailey K Thompson P Gibbs P Hunt	M Jackson
Tennyson	D Petrikas	D Shipway	G Coleman S Thompson C Petrikas	D Petrikas
Upper Colo	M J Ward	B Bailey	G Bruce D Stone	M J Ward B Bailey
Wilberforce	G Henderson	D Mitchell	A Greentree R Kellet R Moffitt A Martin	G Henderson
Yarramundi	C Hamilton	P Reid	M Robb K Pullen J Hatcher	C Hamilton P Reid

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Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
			J Drake B Thompson G Lemon S Hill	

IT IS RECOMMENDED THAT the report on the 1986/87 fire season be received.

2. ACCESS 37, 39 GEORGE STREET, WINDSOR. 1474-0, 1475-0, 665-731.
[76.10]

Council at the Ordinary Meeting on 14th July, 1987, considered a report on a triangular parcel of land which appeared on Council's records as being part of George Street but to which Mrs. D.O. Burch, 41 George Street, claims title.

Council resolved to seek to purchase the interest (if any) which Mrs. Burch may have on this triangular parcel of land in front of her property adjacent to Lots 19 and 20 DP 739562 and further resolved that Council enter into negotiations with Prospect Electricity and Mr. J.W. Miller to provide for supply by underground mains to Lot 20 George Street, Windsor.

John Cram & Son, Solicitors for Mrs. Burch, state that Mrs Burch has informed them that Mr. Miller has advised that he is agreeable to paying for Prospect Electricity to provide an underground connection to his property and that on his property will be a junction box and not an elevated pole. The Solicitors further state that in the circumstances it would appear that there would be no need to ascertain who is the owner of the triangular portion of land. A letter has been forwarded to John Cram and Son stating, inter alia:-

"Prospect Electricity insist that they require an easement across the triangular parcel of land over which Mrs. Burch claims ownership, in order to service Mr. Miller's property and it is accordingly requested that you submit to Mrs. Burch for consideration, the following:-

1. The granting of an easement to enable the supply of electricity to Mr. Miller's property.
2. The sale of the triangular portion of land to Council as suggested in Council's letter dated 27th July, 1987.

Council is anxious to resolve this matter quickly and amicably and believe that this course of action ultimately would be in the financial interests of all parties."

Coleman and Greig, Solicitors for Mr. & Mrs. Miller state that when searching the title to No. 37 George Street they could find no conclusive evidence that Mrs. Burch owned the triangular strip of land and that

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indeed the Old System documents never conclusively claimed title to the triangular parcel. They further submit that the area has been treated as public road for so long that it has now become public road, if it ever was a part of the adjoining land. Furthermore, they submit that the Registrar General having registered DP 739562, which shows the area in question as being part of George Street, puts beyond doubt the fact that the triangular parcel is indeed public road.

Additional searches are being undertaken but it is doubtful that they will resolve the matter. This information should be available for the Council meeting.

Council's action to date has been one of expediency in order to resolve the matter as quickly as possible, however, if this is not effective there are several options.

1. Continue to seek negotiation of an easement for underground electricity supply over the triangular area to enable completion of Miller's house.
2. Continue to negotiate purchase of any interest which Mrs. Burch may have in the triangular parcel of land.
3. Seek to resume the triangular parcel.
4. Claim that the area is part of George Street by virtue of long usage by the public, the lack of any conclusive title to the area and the registration of DP 739562 which shows the area as part of George Street.

Whilst the current action to negotiate purchase is still considered to be in the best interests of all parties it is necessary to resolve the matter quickly. In the event that this is unable to be achieved then it is considered that Council should claim that the area is part of George Street for the reasons outlined previously, Council should be aware that this course of action could result in litigation.

IT IS RECOMMENDED THAT:

1. That Council continue to negotiate the purchase of the interest, if any, which Mrs. Burch has in the triangular piece of land adjacent to Lots 19 & 20 DP 739562.
2. That Mrs. Burch's Solicitors be advised that if reasonable progress is not achieved for the purchase of the land within fourteen days then Council will claim that the triangular parcel is part of George Street by virtue of long usage by the public, the lack of any conclusive title to the area and the registration of DP 739562 which shows the area as being part of George Street.
3. That Prospect Electricity and Mr. Miller be advised that Council requires the supply of electricity to Lot 20 DP 739562 to be by underground mains from a pole to be located on the western side of George Street in front of 37 George Street with such cost to be met by the applicant for the service.

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3. SUBDIVISION OF LOT 239 DP 701948 TIZZANA ROAD, SACKVILLE REACH -
APPLICANT: D. MATTHEWS AND ASSOCIATES FOR C. BESSELING. S 86/122,
DA 65/86. [76.11]

This subdivision proposes to create six (6) lots ranging in size from 10.00ha to 13.40ha five (5) of which have frontage to a new road 350metres long to be opened off Tizzana Road.

The road is shown as being variable width but following discussions with the applicant, there appears no reason for the local widening fronting Lot 5 and this is to be deleted as a condition of approval. The applicant has requested that the new road be named Madeleine Avenue as the "name has special meaning to our client" and no objection is seen to this, provided it is changed to Place to truly reflect the status of the road as a relatively short cul de sac.

IT IS RECOMMENDED THAT the application to subdivide Lot 239 DP 701948 Tizzana Road, Sackville Reach to create six lots of approximately 10.26ha, 10.03ha, 10.00ha, 11.50ha, 12.46ha and 13.40ha in accordance with the submitted plans be approved subject to:

1. Compliance with the requirements of Development Consent No. 430/1987 dated 31st August, 1987.
2. The submission of a Subdivider/Developer Certificate (a Certificate Under Part 3 Division 2 Section 27 of the Water Board Act, 1987)
- 3-5. Standard Conditions (Subdivisions) (i), (v) & (vi).
- 6-12. Standard Conditions (Road Openings) (i), (ii) (rural), (iv), (v) (Madeleine Place), (vi), (vii) & (viii).
13. All lots to be classified in accordance with AS 2870.
14. The local road widening fronting Lot 5 being deleted to create a standard 20m road reserve width.

4. PUBLIC WORKS. [76.12]

As a result of rainfall during August, there was local flooding and minor river rises that caused disruption to traffic and delayed works being undertaken. As a result, it is anticipated that there will be lush spring growth.

MR 155 - Castlereagh Road

Shoulder sealing has been undertaken along the eastern side of the road with work in progress on the western side. Traffic was detoured on two occasions as a result of heavy rain.

Reedy Road, Maraylya

Cement stabilisation of the section of pavement at the Fisher Road end has been undertaken. Failures of the pavement have occurred and are under investigation.

DRAINAGENorth Richmond

Construction of the transition structure at each end of the open drain and at the access to the Monti Place Reserve were undertaken using Revetment Mattress with significant cost saving over conventional methods.

Wallace Road, Vineyard

Enlargement of drainage pipes to improve discharge under Wallace Road from open drain through property De Quant is complete other than pavement restoration.

FLOOD DAMAGE

Repairs of scours and pipelines on Grose Vale Road, between Bowen Mountain Road and Westbury Road have continued.

MAINTENANCE

Work undertaken during August included repairs to footpaths Christie Street, Windsor and Francis Streets, March and East Market Streets, Richmond, grading of the gravel pavement Webbs Creek Road, Portland Head Road, The Driftway, Upper Colo Road and patching of pavements Westbury Road, South Boundary Roads, Freemans Reach Road, Gorricks Lane, Scheyville Road and roads in the Bilpin, Kurrajong, Glossodia, Windsor, Wilberforce and Richmond areas, Bocks Road and Fisher Road, Maraylya.

PARKS AND GARDENSDeerubbun Park

Construction of the toilet block is well advanced. Action has been taken to connect power to the building to allow for pumping of effluent through to the pump station at the bottom of Greenway Crescent.

Governor Phillip Park

Work is continuing on construction of the small timber retaining wall with progress being badly hampered by rain and rises in the river level.

Flood Damage - Howe Park

This work has now been completed with only minor settlement as a result of the recent wet periods.

Tree Planting

Trees have been planted in George and Macquarie Streets, Windsor and in the McGraths Hill, Hobartville and Bligh Park Estates.

General

Pouring of concrete for new wicket at The Breakaway and Richmond Ex-Servicemen's Sporting Complex.

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Maintenance work included attention to Gomborree Park, McGraths Hill with removal of rubbish supply of soil and seeding of the area.

BICENTENNIAL LOCAL GOVERNMENT INITIATIVES GRANT

Further work has been undertaken with construction of the shelter at North Richmond (Cnr. Bells Line of Road and Terrace Road) well advanced and tree planting attended to through the village of Bilpin.

BUILDINGS

Museum

Work has commenced on repair of the building.

General

Work included installation of a new hot water service, Council property, 49 Richmond Road; piano tuned, Wilberforce School of Arts; servicing of the gas lights, Windsor Mall with work in hand on emergency lighting for Ham Street Hall.

SEWERAGE

As a result of 232mm of rainfall during the month, average daily flow was 4,392 kl/day, for the month of August.

The pump on the humus tank old section was overhauled while attention has been given to the pump on the digestors old section to improve plant operation.

One of the recently overhauled pumps in station "B" Cnr. Ham Street and Fairey Road, has been damaged through lodgement of a large piece of concrete in the pump.

The supply power pole at station "J", Pitt Town has been replaced by Prospect Electricity and electrical repairs to electrical control panel Station "I", McGraths Hill were attended to by Council staff.

Clearing of 14 main line chokes and two blockages on Council property.

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

5. BLIGH PARK SEWAGE PLANT. P160/46/B. [76.13]

Completion of Civil Engineering works has been delayed due to rain. Practical completion is anticipated on 4th September, 1987, with electrical works being completed by 11th September, 1987.

Testing of mechanical equipment is to commence upon completion of the electrical contract. Upon satisfactory completion of testing, commissioning of the works will commence.

The planned commencement of operation is 1st October, 1987.

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IT IS RECOMMENDED THAT the information on Bligh Park Sewage Plant be received.

6. BLIGH PARK ESTATE. P160/46/A. [76.14]

Wet weather has delayed road and drainage work during the past month in Precinct 7.

To compensate for delays, work is concentrated on the roadwork for the first 56 lots to allow release, tentatively 12th September, 1987, with completion of the remaining 54 lots in 5 weeks.

Practical completion on the neighbourhood centre building has been achieved, construction of the tennis courts, tennis shelter, playground, landscaping and site works are proceeding, with completion of the community facilities programmed to be well advanced by 10th September, 1987.

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

7. THOMPSON SQUARE - LANDSCAPING. C45/13, H105/17. [76.15]

A concept plan has been prepared by a landscape architect for the proposed landscape improvements to Thompson Square as part of the Thompson Square Restoration Project.

The report produced by Clive Lucas on Thompson Square, and notes from Council's previous Heritage Advisor have been used in an attempt to preserve the unpretentious atmosphere of the square.

Action has also been taken to reduce the area of bitumen and increase the area of open space by narrowing Thompson Square and adding this area of previous roadway to the park and also to increase the size of the traffic island on the north-east corner of the square.

Within the park itself, a small number of additional trees have been shown and it is intended that these will replace some existing trees which are unsuitable to the site but which might remain until new trees develop. A low retaining wall is proposed to attain a slight levelling of the upper part of the park to render the area more manageable and inviting, while providing the suggestion of a lookout point at a location where views over the river are possible.

It is proposed to replace existing seats, bins and lights with new units of a similar design to that in Macquarie Street, Sydney, and to reconstruct the existing dilapidated aris rail fence around the perimeter of the park.

The enlarged traffic island opposite the old School of Arts is proposed to be levelled by means of a low stone retaining wall, creating a small paved area, which could contain a reproduction of the bell which it is understood once stood in Thompson Square, to call workers in from the fields on important occasions. This would create a focal point on the

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street pattern and would be a fitting bicentennial monument. An offer has been received from a local ironworks firm to supply the bell as a contribution to the bicentenary celebrations.

Within Bridge Street some additional trees have been provided to screen some river bank areas and structures, creating a more attractive vista. It is also proposed to demolish the existing boat clubhouse, and following regrading of the area to provide improved site distance, the area will be turfed.

Traffic Flow

In conjunction with the overall improvements of Thompson Square and the wharf development, which includes the proposed Stage 3 of the Natural Areas Enhancement Scheme, it will be necessary to carry out some alterations to the traffic flow in the area.

Ingress and egress to the wharf area from The Terrace, adjacent to the Windsor Bridge, is extremely dangerous and it is proposed that The Terrace be closed on the northern side of the Main Road. Access to the wharf area will be via the reconstructed Bridge Street/Main Road intersection (Macquarie Street). The reconstruction also incorporates passing and turning bays to the requirements of the Department of Main Roads which proposal is still to be approved.

With regard to the alteration of the roadway on Thompson Square, the pavement has been reduced to a width of approximately 6 metres except where a bus parking bay has been provided, and it is intended that the street be made one way from George Street to The Terrace. These proposals will need to be referred to the Local Traffic Committee for approval.

Funding

It will be appreciated that funding will not be available to carry out the works in its entirety with the funds available for the Bicentenary and further funds will need to be provided as available through schemes such as the NAES or Council in due course. There is currently approximately \$120,000 available from Bicentenary funding and it is proposed to determine a priority list for Council consideration based on the level of funding after approval is received from the Heritage Council.

It is proposed that the concept plan as submitted should be adopted as the plan of management of Thompson Square and be submitted to the Heritage Council for its approval.

IT IS RECOMMENDED THAT:

1. The concept plan be adopted as the plan of management of Thompson Square and be submitted to the Heritage Council for its approval.
2. That the rearrangement to traffic be referred to the Local Traffic Committee for its concurrence.
3. That following Heritage Council approval, a priority list for implementation be submitted to Council for consideration, based on funding available.

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8. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY. [76.16]

		Date Application Received	Date Approved
S87/63	Applicant: Hawkesbury Shire Council Owner: Hawkesbury Shire Council Land: Lot 35, Part Lot 36 DP977347 & proposed road closure, corner Charles Street & William Street, North Richmond. Subdivision creating 5 lots.		7/8/87
S87/62	Applicant: Hawkesbury Shire Council Owner: Hawkesbury Shire Council Land: Lot 18 DP233878 & Lots 38, 40 & 42, DP977347 William Street, North Richmond. Subdivision creating 8 lots.		7/8/87
S87/66	Applicant: W.D. & B.C. Wilson Owner: M. & E. Milczakowskyj Land: Lot 12 DP617120 & Lot 2 DP577716 Oakville Road, Oakville. Subdivision creating 2 lots.	6/7/87	11/8/87
S87/70	Applicant: B.A. Mullane & W. Robilliard Owner: Selves Land: Lot 2 DP551694 East Kurrajong Road, East Kurrajong. Subdivision creating 3 lots.	24/7/87	16/8/87
S87/58	Applicant: D. Matthews & Associates Owner: A. Soma Land: Lot 2 DP513439 Price Lane & Castlereagh Road, Agnes Banks. Subdivision creating 2 lots.	30/6/87	24/8/87
S87/67	Applicant: A. Hupp Owner: Self Land: Lot 6 DP248140 Tennyson Road, Tennyson. Subdivision creating 2 lots.	14/7/87	24/6/87
S87/61	Applicant: Teerman Newton Pty Ltd Owner: P.E. Case Land: Portion 129 Parish Ham Common, Drift & Castlereagh Roads, Richmond. Subdivision creating 2 lots.	3/7/87	24/8/87

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S87/73	Applicant:	Skatekin Pty Ltd	7/8/87	24/8/87
	Owner:	Copimold Industries		
	Land:	Lot 81 DP634539 Cnr Grose Vale Road & Bells Line of Road, North Richmond. Subdivision creating 2 lots.		
S87/42	Applicant:	John Bowden & Co.	21/5/87	24/8/87
	Owner:	D.F. Cawthorne		
	Land:	Lot 1 DP534242 East Kurrajong Road, East Kurrajong. Subdivision creating 2 lots.		
S87/52	Applicant:	V. Lenskyj	19/6/87	5/8/87
	Owner:	V. Lenskyj and V. & M. Gavrilovic		
	Land:	Lot 4 DP549237 & Lot 1 DP736315 Old Bells Line of Road, Kurrajong Heights. Subdivision creating 2 lots.		
S87/49	Applicant:	K.R.M. Bennett	15/6/87	31/7/87
	Owner:	K.R.M. Bennett		
	Land:	Lot 1 PD554590, Parts of Lots 1 & 2 DP9148, land contained in DP331606, Lots B, C & D in DP11902 & Part Portion 102 Parish of Kurrajong. Subdivision creating 8 lots.		
S85/76	Applicant:	Belodu Pty Ltd		
	Land:	Portions 42, 43 & 44 and Part Portion 74, Parish Currency, off Kurmond Road		
		This subdivision has been previously approved and involves the construction of 1.1km of new road, including 5 culverts, sited over the route of a very old road reserve.		
		The culverts have been completed and the pavement placed, compacted and sealed. Only minor works remain outstanding.		
S86/107	Applicant:	Pigunu P/L (Bennetts Real Estate)		
	Land:	Portion 42, Parish Merroo, Cnr Comleroy Road and Lawrence Road, Kurrajong		
		The subdivision has been previously approved and involves the construction of approximately 250m of Lawrence Road. The road pavement has been placed compacted and sealed. Only minor works remain outstanding.		

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S87/5 Applicant: D. Matthews & Associates
 Owner: G. & S. Kelly
 Land: Lot 1211 DP716092 Cedar Ridge Road, Kurrajong

The subdivision has been previously approved and involves the construction of approximately 140m of Cedar Ridge Road, Kurrajong.

The road pavement has been placed compacted and sealed and is now completed.

S87/1 Applicant: John Bowden & Co
 Owner: Hopplestrap Holdings
 Land: Lot 2 DP252546 Laws Farm Road, Lower Portland

This subdivision has been previously approved and involves the construction of approximately 630m of sealed pavement and upgrading of the access from West Portland Road to the new road with a gravel pavement.

The gravel pavement has been substantially completed, three pipe culverts have been installed and the road pavement is being prepared ready for cement stabilisation and seal.

DA7/87 Applicant: Pappas Kurmond Holdings
 Owner: Tennisport P/L
 Land: Lot 1 DP599868 Bells Line of Road, North Richmond

The roadworks for this DA involved the construction 45 metre of kerb and gutter, a drainage pit over an existing pipeline and the construction of a footway vehicular crossing.

The work has been substantially completed but is unsatisfactory in many respects much of the kerb and gutter and the pit requires reconstruction.

IT IS RECOMMENDED THAT the report 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 August, 1987. Applications received during August, 1986, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
42	(44) New Dwellings	\$2,671,888	(\$2,614,101)
59	(38) Additions to Dwellings	590,324	(425,395)
4	(-) Residential Flat Buildings	613,000	(-)
5	(3) New Buildings other than Residential	1,210,000	(367,000)
4	(4) Additions to Buildings other than Residential	76,563	(43,000)
13	(12) Swimming Pools	126,190	(104,832)
4	(-) Additions to Dwellings - Dual Occupancy Unit	376,800	(-)
<u>131</u>	<u>(101)</u>	<u>\$5,664,765</u>	<u>(\$3,554,328)</u>

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
372	(361) New Dwellings	\$22,774,414	(\$20,136,271)
496	(435) Additions to Dwellings	4,441,289	(3,331,006)
7	(3) Residential Flat Buildings	838,000	(251,000)
38	(36) New Buildings other than Residential	7,288,350	(5,465,600)
21	(35) Additions to Buildings other than Residential	565,813	(1,570,538)
90	(82) Swimming Pools	807,471	(669,533)
7	(3) Additions to Dwellings - Dual Occupancy Unit	449,800	(45,200)
<u>1031</u>	<u>(955)</u>	<u>\$37,165,137</u>	<u>(\$31,469,148)</u>

IT IS RECOMMENDED that the report be received.

2. D HELEY - PORTION 262 POST OFFICE ROAD, EBENEZER. DA 662/86,
13871-1. [78.6]

The consultants employed by Mushroom Composters Pty Ltd, Unisearch Limited, state in its report that dry weather runoff will represent the major source of controllable odour. The report recommended procedures for the handling of this runoff together with wet weather runoff, which briefly required dilution with fresh water and daily reuse.

Works associated with augmentation of existing installation, including duplication of reticulation lines to the composting slab, installation of new pumps; automatic switching equipment for provision of fresh water makeup; and new pumping line from the fresh water dam to the collection tank, have been completed. Recommendations made by the consultant and all other items required by Council's notice under the Clean Air Act have been implemented.

Chemical analysis of five samples from roof catchment water supplies has been carried out over a period of six weeks. One sample was taken from Ebenezer Wharf Road, two from Sackville Road, and two from Coromandel Road over varying weather conditions. All samples complied with the quality criteria of the Department of Health, NSW, for drinking water with no indication of contamination being found. In view of these results, it is considered that further sampling is not warranted.

Inspections will be carried out to ensure that the premises continues to be operated in accordance with the terms of the notice under the Clean Air Act and Mushroom Composters Pty Ltd are carrying out daily analysis of dissolved oxygen concentrations in the collection tank to be able to adjust the pre-set switching equipment if necessary.

The action between Mushroom Composters Pty Ltd and Council has been completed and it is felt that further reports should be submitted if the circumstances at the premises alter significantly.

IT IS RECOMMENDED THAT the report be received.

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PLANNING*ELIZABETH 14/9/87*REPORTS1. DEVELOPMENT APPLICATION - R PONT - LOT A, SECTION 5, NO. 514 GEORGE STREET, SOUTH WINDSOR - EXTENSION TO AN EXISTING NON-CONFORMING USE BY THE ERECTION OF A TWO STOREY BUILDING CONTAINING TWO SHOPS AND THREE RESIDENTIAL FLAT UNITS. DA 350/85. [80.2]

At its Ordinary Meeting of 12th November, 1985, Council consented to the erection of a two storey building containing two shops and three residential flats on land in George Street, South Windsor. The land is currently used by Hawkesbury Refrigeration Pty Ltd for an air conditioning retail and contracting operation which is carried out from an unsightly building located at the rear of the allotment. The use, being located within a residential zone, has the benefit of non-conforming existing use rights.

The application was approved subject to the existing building only being used for storage purposes associated with the air conditioning business which was to be relocated into one of the proposed shops. A condition was also imposed on the consent to refurbish the existing unsightly building to the Shire Health Surveyor's satisfaction.

The applicant has now requested Council's consideration to a staged development over the land, Stage One being the construction of the two shops and the relocation of the retail component of the air conditioning business to one of the shops and Stage Two, the construction of the three flats and car park, and demolition of part of the existing building at the rear to provide access to the site via the laneway at the rear of the property.

Whilst there is generally no objection to the staged development, parking for three vehicles behind the two shops will need to be provided for Stage One of the proposal, in accordance with Council's Car Parking Development Control Plan.

As the conditions attached to Development Consent No. 470/85 relate to the entire proposal, it is considered appropriate that the consent be amended to be commensurate with the staged proposal.

IT IS RECOMMENDED THAT:

- A. Development consent for Stage 1 of the proposal be granted generally in accordance with the amended plan prepared by Robert Pont, Architect, and dated August, 1987, subject to compliance with the following conditions:
 - 1-13. Standard conditions (DAs) 1, 2 (3 vehicles), 7, 8, 9, 18, 19, 21, 25, 28, 29, 34 and 35.
 14. The existing building located at the rear of the land is to be refurbished to the satisfaction of the Shire Health Surveyor, with particular attention being paid to the laneway frontage. Such work is to be completed within two years of the erection of the two shops on the land.

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B. That development consent for Stage 2 of the proposal be granted generally in accordance with the plan prepared by Robert Pont, Architect, and dated June, 1985, subject to compliance with the following conditions:

- 1-7. Standard conditions (DAs) 1, 2 (6 vehicles), 10, 21, 27, 34 and 36 (\$572.00).
8. The upgrading of the rear access laneway to the requirements of the Shire Engineer for the full width of the land and extending to the laneway's intersection with Campbell Street including kerb and gutter for the width of the allotment excluding driveways and satisfactory drainage works. Satisfactory arrangements in this regard to be made with Council's Engineer prior to the submission of the building application.

2. PROPERTY ESTATES LIMITED - PROPOSED DISCOUNT DEPARTMENT STORE AND SHOPPING CENTRE - FRANCIS STREET, RICHMOND. L8/86. [80.3]

At the General Purpose Committee of 25th August, 1987, the question was raised as to the processing of this application. The following letter from Property Estates Limited, received on 20th August, 1987, is reprinted in full and is self-explanatory:

"We write in relation to the proposed development of a retail centre in Francis Street, Richmond, by this Company. As you are aware, Council lent its support to the proposal by Property Estates Limited in November, 1986. Since that time, the matter has rested with Council and the Department of Environment and Planning (DEP).

Following preparation of a Draft LEP in December, 1986 and its submission to the DEP, Council has been advised of a number of objections raised to the Draft Plan by the Department. The principal matters of concern include:

- 1) The relationship of the proposed development to flood levels.
- 2) The relationship of the development to the Sydney Region Environmental Plan No.9 relating to extractive industries.
- 3) The scale of the rezoning.
- 4) The impact of the Centre on the remaining residential properties in Francis Street.

You will also recall that this matter was again debated by Council in May, 1987. At that time, Council resolved, as it had done previously, to support the proposal put forward by our Company. As a result, Council's planning department was instructed to negotiate with the DEP and Property Estates Limited (as proponent of the development) to achieve a resolution of the issues raised by the Department.

In view of the above, it was with some concern that at a meeting held on 11th August, 1987, we find that the matters outlined above have not been addressed significantly as far as we are concerned.

The Department's view is that it still awaits provision of detailed information from Council to resolve the issues it raised in relation to the Draft LEP. We consider that much of this information relating to flooding etc. has been provided to Council in the past.

The most significant issue raised by the DEP, however, is the suggested inclusion in the Draft LEP of a 'sunset' clause to be attached to the proposed rezoning. The Department's position is that the proposed 3(a) zoning should only be extended to that area of land required for Stage 1 of the development of the shopping centre, and that the 3(a) zoning for Stage 2 should have a sunset clause attached to it. The DEP has suggested a period of 5 years from the granting of a Section 317(a) Certificate for the development application in respect of Stage 1. Hence, if Development Approval was given to the proposed Stage 1 by the end of 1988, Property Estates would be required to activate a Development Application for Stage 2 by the end of 1993.

At the recent meeting with the DEP we noted our concern regarding this suggestion. While we understand the Department has adopted a policy in relation to sunset zonings we consider that they can, in some circumstances, have an adverse effect on the valuation placed on site by lending authorities. Nevertheless, in the interests of resolving this matter as expeditiously as possible and thereby enabling the Draft LEP to be exhibited, Property Estates is prepared to accept such a proposal being included in the Draft LEP.

Nevertheless, as a consequence of the position adopted by the DEP we have had to review our intentions with respect to staging the development. The reason for this is that the total zoning of the site now would not be guaranteed under a sunset clause.

As indicated recently on plans forwarded to Council we envisaged a first stage development of some 19,500 sqm GLA and 29,500 sqm GLA in the future. This was done to try and take into account the comment made by the DEP that the proposal contained too much floor space. If, however, we are not guaranteed of a total rezoning of the site, as would result from the inclusion of a sunset clause in the LEP, we will have to review our staging of the proposal to ensure that the main elements that we wish to see in the planned centre, that is, the discount department store, supermarket, etc. are included in Stage 1 of the development. This proposal was received with favourable response from the DEP. To this end, I have asked our architects, Drummond & Rosen Pty. Limited to review the drawings for the centre forwarded to Council in May, 1987 with a view of again redefining the area required to be included in a Stage 1 development.

I envisage that this work will be completed within the next week. Following the provision of that information, we are most anxious that the material required by the DEP be forwarded to them at the earliest possible opportunity. As you can appreciate, this matter has now extended over a considerable period of time and we wish to see it resolved as soon as possible and the Draft LEP placed on exhibition at the earliest opportunity."

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The following is a brief chronological history of processing of this matter:

- Rezoning application received from Property Estates Limited on 21st July, 1986.
- Reported to Council's General Purpose Committee on 29th July, 1986 and to the Ordinary Meeting of 12th August, 1986. The plan accompanying that application showed a total commercial floor space of 16,175 m². Council resolved to support the matter at its Ordinary Meeting.
- Notification, pursuant to Section 54 of the Environmental Planning & Assessment Act was sent to the DEP on 19th August, 1986.
- Environmental Study from Kinhill Stearns, Consulting Company, was received and presented to the General Purpose Committee on 4th November, 1986.
- Revised submission received by Property Estates on 19th November, 1986.
- Revised submission presented to a Special Meeting of Council on 24th November, 1986. Council resolved to further support the proposal by Property Estates.
- The matter referred to the Regional Traffic Committee, as required by State Environmental Planning Policy No.11, on 9th December, 1986.
- Reply received from the Traffic Committee on 21st January, 1987.
- Submission to the DEP pursuant to Section 64 of the Act requesting a Certificate to enable public exhibition on the Draft Local Environmental Plan on 11th February, 1987.
- Letter received from the DEP on 1st May, 1987, which letter indicated the Department's refusal for issue of a Section 65 Certificate. The Department's letter was presented to the General Purpose Committee on 26th May, 1987, as indicated below.
- Revised plan submitted on 21st May, 1987, by Property Estates indicating total floor space of approximately 35,000 m².
- Letter from the DEP reported to General Purpose Committee 26th May, 1987, and Ordinary Meeting of 9th June, 1987. The Council was advised of a number of concerns of the Director of Environment and Planning and these are the concerns indicated in the Property Estates' letter, as reported above, and numbered 1-4 with the addition of reasons 5 and 6 which were not indicated in the letter from Property Estates. These being at number 5 that the prediction of shopping custom being drawn from as far away as Blacktown and Penrith being unlikely, and 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, at number 6, the visual impact of the development when viewed from the north.

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At this meeting, Council resolved that the information contained in the Shire Planner's report, i.e., the information justifying the items of concern by the DEP in their letter be forwarded to the DEP and, further, that a meeting be set up between Council's Planning Officers, the DEP and the Developers.

- 30th June, 1987, the revised plans, report and request for a meeting were sent to the DEP in accordance with Council's resolution.
- A Facsimile letter was received from the DEP on 10th August, 1987, advising of a meeting on 11th August, 1987.
- A meeting held on 11th August, 1987, and attended by H. Green and D. Southwell from the DEP; Peter Leyshan from Plant Location International; Peter Hing from Property Estates; Geoffrey Dawes, Architect for Property Estates; and the Deputy Shire Planner. The following is a note to the file from the Deputy Shire Planner in relation to the meeting and which is self-explanatory:

"Ms. Green opened the meeting and discussed with the Developers and myself, the Department's concerns as expressed in their letter of 27th April, 1987. In relation to the issues numbered (1), (2), (3), (4) and (6), the Department indicated that these should be the subject of further assessment by Council.

I agreed that Council would be able to further investigate the issues of flooding, REP 9, and the visual impact of the development in relation to Francis Street and the flood plain. I indicated I was confident that Council would be able to satisfy the Department's concerns in these matters.

In relation to the proposed Open Space, the Developers and myself indicated that this issue would be the subject of further discussions, but that it was not considered an impediment to the ultimate development.

Most discussion at the meeting centred on the question of floor space. I advised Ms. Green that the proposed site was the best option Council has had available to it. I informed her of the problems of locating a Discount Department store in either Richmond or Windsor, owing to the prevalence of historic buildings. I also advised that this site option is preferable to an out of town "island" development.

It was suggested by the Department that the insertion of a "sunset" clause in the LEP may assist in the Department's deliberations. It was suggested that a five year sunset clause would be appropriate for the proposed Stage 2. This sunset clause would operate from the issue of a Section 317A Certificate on Stage 1. Mr. Southwell from the Department pursued a sunset clause for the proposed Stage 1, however, the developers resisted such a clause as they believed it would adversely affect the valuation of the land and as a consequence, their loan raising potential. Ms. Green seemed to accept this argument but it was not conclusively resolved as she left to attend a meeting at Penrith Lakes.

Following the termination of the meeting, the Developers and myself had a private meeting to discuss the issues raised. It was agreed that most of the issues could probably be addressed to the satisfaction of the Department. However, I indicated to them that from my observations, the Department's main concern was the issue of floor space. Mr. Hing countered that from his discussions with the Assistant Director, Mrs. Kibble, floor space was not raised as a major issue.

A number of options were canvassed in terms of the presentation of the rezoning. It was firstly suggested that the LEP for Stage 1 could proceed on the basis of approximately 10,000 m² of floor space. However, upon examination of the plans it was realised that Stage 1 did not include the Discount Department Store. As the rationale for the development was the provision of this store, it was considered that it would have to be provided in the first stage. I also pursued the possibility of sunset clauses as I considered that this may have satisfied the Department's concerns. However, the Developers indicated that they were opposed to such clauses.

The private meeting concluded with the Developers indicating that they would need to reconsider their staging and make a further submission to Council."

- Revised submission received from Property Estates on 27th August, 1987, once again indicating an altered and revised proposal showing a staged development with Stage 1 comprising of 19,500 m² and Stage 2 of 29,500 m², totalling 49,000 m² all up.

It should be noted that the original plans submitted and objected to by the DEP showed a floor space of "only" some 17,000m².

Council will note in the report of the Deputy Shire Planner that Mr. Hing from Property Estates indicated his discussions with the Assistant Director, Mrs. Kibble, from the DEP, whereby purportedly Mrs. Kibble indicated that floor space was not a major issue. This is contrary to the letter received from the DEP on 1st May, 1987, by Mrs. Kibble which indicated, inter alia, that floor space was a problem.

In the discussions by myself and the Shire Planner with the Senior Assistant Director, the floor space of the proposal has always been indicated as the major concern of the Department. The matter of floor space was addressed by the Shire Planner to Council on a number of occasions and at the meeting of 9th June, 1987, the Shire Planner indicated in his report, and in response to the DEP's letter concerning floor space, that "... 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." The most recently submitted plan indicates a further increase in floor space and, whilst this revised plan has now been submitted to the Department for their comments, it is believed that it will not be supported as it is even larger than that previously considered by them and to which concern was raised.

The Departmental officers at the meeting of 11th August, 1987, indicated that these issues had to be further resolved and whilst it is believed that adequate justification can be given to the objections, with the

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exception of floor space, Council is advised that it is not considered that the large floor space can be justified by Council.

Accordingly, it is believed that should Council support the most recently submitted plan, or even those previously supported by Property Estates, that such will not result in the issue of a Section 65 Certificate from the Director because of floor space being not able to be justified. The DEP in their Regional Centres Policy have indicated that the supply of major regional and district commercial floor space is a matter for the Department of Environment and Planning to ascertain as to location and, clearly within this Policy, it has been indicated that Richmond is not promoted as a regional centre and cannot cater for an increase in floor space as envisaged by Property Estates. It would appear appropriate, in the circumstances, that should Council wish the matter to proceed, it should resolve that Property Estates justify the floor space to the Department of Environment and Planning and, should such justification be not forthcoming, they be invited to submit a revised proposal on a much reduced scale.

The most recent plan will be on exhibition at the meeting and will be further reported to the next General Purpose Committee when a proper evaluation has been made and comments are received from the DEP.

IT IS RECOMMENDED THAT the information concerning the current status of the draft local environmental plan for the proposal by Property Estates be received.

3. ST. ANDREW'S CHURCH, RICHMOND - TOWN CLOCK. H105. [80.4]

Spencer 14/9/87

Council is referred to Item 5 in the Minutes of the Heritage Advisory Committee contained in this business paper. A further letter has been received from the Macquarie Towns Preservation Society as follows:

"Following discussions with Mr. Russell J. Mobbs, Clockmaker, this Society is pleased to advise that complete authentic restoration of the clock in St. Andrew's Church Tower at Richmond is estimated to cost no more than \$3800. This includes remaking three major wheels, constructing a new dust proofing cover, restoration of the dials, recommissioning and regulation of the clock.

Whilst the work would be led by Mr. Mobbs it would be undertaken as a project by the Clock Collectors Association who do not charge for their labour and have done authentic restoration of two other tower clocks quite recently. The cost estimate is for materials and work done outside the Clock Collectors Workshop.

An inspection of the clock on 30 August, 1987 was made and information gained compared with previous records made in connection with a proposed restoration in 1984. It was found that severe wear and deterioration had occurred in later years. The ladders were climbed without any problems.

The Society expects a fully detailed report and quotation shortly and will forward this to Council upon receipt.

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It is indicated that work can commence immediately upon 50% of the estimated cost being paid with the balance on completion of the work.

The Society is as enthusiastic as the Clock Collectors Association that this be put in hand as soon as possible pending allocation of funds. It is believed the Heritage Council of N.S.W. will provide funding on a \$1 for \$1 basis.

Mr. Mobbs has kindly offered to wind the clock regularly and oil when required at no charge and it is expected he will continue to do this for many years which we regard as a most generous offer. For its part the Society would be prepared to assist in restoration of the dials.

We look forward with Council's assistance to seeing this Town Clock once again serving the people as it was intended."

The restoration of the town clock is a worthwhile project from both a Heritage and a community identity point of view. Any funding that may be given by Council could only come from its deficit as there has been no money allocated for this purpose. Council could assist, however, by aiding in the preparation of an application to the Heritage Council seeking funding. Prior to this, however, Council would need a detailed quote for cost of works and also the approval from the Church for the works to be carried out and the application to be made to the Heritage Council. Should the application to the Heritage Council be successful and the funding be attracted on a dollar for dollar basis, it may be appropriate that the Church's half be funded as a repayable loan from the Council's Heritage Restoration Fund, such to be considered at the time.

IT IS RECOMMENDED THAT the Macquarie Towns Preservation Society be advised that Council will assist the Society in an application to the Heritage Council for funding, subject to the approval being obtained from the Church to the making of the application and to its agreeing to the carrying out of works, and subject to a formal itemised estimate of expenditure being provided.

LIBRARYREPORTS1. SEMINAR "ARCHIVES IN LOCAL GOVERNMENT & PUBLIC LIBRARIES". C48/7 [82.1]

Over 40 participants attended the Seminar which was held on the 27th and 28th May, 1987 in Windsor Community & Cultural Centre.

A \$1,000 grant was made available from the "Continuing Education Programme" of the Public Libraries Department.

Grant	\$1,000.00
Total income received from the Seminar	- \$1,804.00
Total expenditure for the Seminar	- \$1,662.25
Balance	\$1,141.75

The balance is to be used to produce proceedings of the Seminar.

The Local Government & Shires Associations promoted the seminar to Councils throughout the State and it is hoped that they will also distribute one free copy of the proceedings to each council in the State.

IT IS RECOMMENDED THAT the report on the Archives Seminar be received.

2. "ON THE RECORD" ORAL HISTORY PROJECT. L125/7. [82.2]

In 1984 an oral history project called "On the Record" resulted in over 80 tapes being recorded. It has not been possible for library staff to maintain this project which was funded by the 'NSW Wage Pause Programme' and an earlier Special Grant received from the State Government of N.S.W. in 1981/82.

Mrs. Jean Purtell is prepared to 'revitalise' this project by helping interview residents of the Shire and also train some volunteers. She wishes only to be reimbursed for expenses such as travel.

There are some Special Grant funds remaining which would be utilized for this purpose.

Oral history is especially valuable in supplementing the written records in the Local Study collection and in providing other aspects of social history in the area. The Bicentennial is greatly increasing interest in the history of this area and student use of the existing oral history tapes has been growing steadily.

IT IS RECOMMENDED THAT the report on the Oral History Project be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. L G MACDONALD & CO - 1987 LIMITED OVERDRAFT. A8/2. [73.24]

Advising that Council may borrow by way of overdraft up to but not exceeding the sum of \$9,847,869 for General Fund and \$754,520 for Sewerage Local Fund.

2. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENT OF ORDINANCE 26 CLAUSE 24(G(ii)). C44/1. [73.25]

Advising that the Certificate of Chairman of Finance Committee has been amended to permit the certification of vouchers which have been paid and are submitted for payment or for confirmation of payment.

(S.C. - All of this Council's vouchers are paid under delegated authority.

3. DEPARTMENT OF LOCAL GOVERNMENT - 1987/88 LOAN ALLOCATIONS. B23. [73.26]

Advising that Council's loan application for 1987/88 for \$1,050,000 has not been approved at the present time as the loan allocations have not been advised.

(S.C. - The loan quotas for 1987/88 are being reduced by 16% - 20%, in comparison to 1986/87, this Council has reduced its application by 27%.)

4. TRAFFIC AUTHORITY OF NEW SOUTH WALES - 40KPH PRECINCTS IN RESIDENTIAL AREAS. T225. [73.27]

Advising that the Motor Traffic Act has been amended to allow for area-wide signposting, such as 40kph precincts, and became effective on 1st July, 1987. Stating that this enables signposting of the perimeter of the precincts only.

5. MS J WATTS OF SARATOGA - PEDESTRIAN FOOTPATH, MARCH STREET, RICHMOND. 665-1343. [73.28]

Thanking Council for undertaking repairs to the footpath in March Street, Richmond, facilitating wheelchair access.

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6. MS JANE MCLAREN OF UPPER COLO - APPRECIATION. S206. [73.29]

Thanking Hawkesbury SES for rescuing her and a friend who were trapped on a rock ledge on Saturday, 15th August.

7. M RHYS-JONES OF SOUTH WINDSOR - RECYCLING. P160/30, G90/17. [73.30]

Expressing concern at Council's lack of interest in environmental issues, especially the lack of bins for recyclable material such as waste paper and glass.

8. AUSTRALIAN ARMY - THE 1ST/15TH ROYAL NSW LANCERS - APPRECIATION. A5. [73.31]

Expressing appreciation for the co-operation and assistance extended to it during its recent recruiting activity. Stating that due to such backing the activity proved to be successful.

9. DEPARTMENT OF MAIN ROADS - SIGNPOSTING IN GROSE WOLD ROAD. T225, R190/10. [73.32]

Referring to Council's representation concerning speed limits along Grose Vale Road.

Advising that warning signs have been erected on both sides of the school in accordance with the Department's preferred treatment, and that display of the allowable speed of 100kph is inappropriate in the situation.

10. LOCAL GOVERNMENT ASSOCIATION - MEDIA RELEASE. P182.. [73.33]

Stating that the State Government's decision to impose a minimum residential lot size of 450m² upon councils in the developing part of the Sydney, Newcastle and Wollongong areas will not reduce housing costs in the way sought by the state. Advising that it is concerned that the integrated housing measures which will apply to the developing areas will not allow councils to effectively control this type of development.

11. HAWKESBURY AGRICULTURAL COLLEGE - BIRDSVILLE TRACK CYCLETHON. D64 [73.34]

Thanking Council for its support of the Hawkesbury Agricultural College Cycling Club in the recently completed "Birdsville Track Cyclethon". Outlining details of the trip and media coverage it received.

Stating that almost \$3,000 was donated to the Royal North Shore Hospital's Spinal Research Unit on 31st July, 1987.

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12. MISS RHONDA JONES - APPRECIATION. A5. [73.35]

Thanking Council for donating the trophy for the 13 Years, Hawkesbury Shire Residents Section of the Eisteddfod, which she won.

13. MISS E ELLIS - APPRECIATION. A5. [73.36]

Thanking Council for its financial assistance for her recent trip to Perth where her team was successful in winning the Australian Championships. Advising that she was selected as Captain for the NSW and Australian Under 16s Team.

(S.C. - A letter of congratulations has been forwarded.)

14. CANTERBURY MUNICIPAL COUNCIL - APPRECIATION. C50. [73.37]

Thanking Council for its financial contribution to assist with its High Court Appeal - Moslem Alawy Society. Advising that the appeal was not successful.

15. DEPARTMENT OF LOCAL GOVERNMENT - RESUMPTION OF LAND AND EASEMENT OVER LAND - CIRCULAR NO. 3362 OF 30TH JUNE, 1982. C44/1. [73.38]

Drawing Council's attention to the contents of Circular No. 3362 of 30th June, 1982 and the information which should accompany an application for Resumption of Land and easement over land

Itemising the information and requirements.

16. BLUE MOUNTAINS CITY COUNCIL - 52ND ANNUAL LOCAL GOVERNMENT SPORTING COMPETITION. C40/5. [73.39]

Forwarding two letters extending an invitation to members of Council and staff to attend and participate in the 52nd Annual Local Government Sporting Competitions to be held at Katoomba on 16th, 17th and 18th October, 1987. Advising that the Leura Gardens Festival commences on 10th October, 1987 and runs through to 18th October.

Extending an invitation to Councillors to attend and participate in one or more of the events, and at the same time asking Council to allow staff the requisite leave to enable them to compete also.

17. MR KEVIN ROZZOLI, MP, MEMBER FOR HAWKESBURY - ABOLITION OF NON-FEASANCE RULE. C44/2, L128. [73.40]

Referring to Council's letter dated 7th August, 1987, and stating that he believes the points raised in this letter are valid arguments for the

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protection afforded Local Government by the non-feasance rule as in many instances losses which persons may suffer from these instances are covered by other forms of insurance. Stating that in terms of properly distributing the burden amongst the community, the present system may well be the fairest.

Advising that he will examine the arguments put forward by the NSW Law Reform Commission before making a final conclusion and shall advise Council further after this examination.

18. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - CIRCULAR 10. C44/2 [73.41]

1. Cemetery Fees

Cemetery fees were deregulated in January 1987 and councils may now fix fees without statutory limitations.

Cemetery fees will be considered by the Associations' Fees and Charges Committee in August.

To assist this consideration councils are requested to provide details of the fees now being charged.

(H.S. - Details have been supplied to the Association.)

2. Building Fees

The 1986 Local Government Association Conference resolved to seek an amendment of Ordinance 70 to allow councils to determine the cost of new dwellings and all other buildings where no contract price was available.

The matter was taken up with the Department of Local Government which has advised:

"On the basis of the information provided the proposal cannot be justified. The existing system in Clause 9 of Ordinance No. 70 has been in force for many years. While not perfect, it has not been a source of complaint until recently when some councils have claimed that false values have been included in contract prices to reduce the amount of building application fees. It has been suggested to those councils that if proof can be obtained the matter should be pursued with the police authorities."

To enable the matter to proceed councils are requested to complete the appropriate response form.

(H.S. - The information has been forwarded.)

3. Cost of Chemicals Used in Noxious Plant Control

A number of member councils raised the problem of increasing chemical costs and provided examples of major cost increases.

In order to prepare a submission to government on this subject councils are requested to complete and return the appropriate response form.

(S.E. - The information has been supplied to the Associations.)

4. Bicentennial Projects and Celebrations

The media is becoming increasingly interested in what is going to happen throughout the State during the Bicentennial Year and the Associations need to be informed by councils and their Bicentennial Community Committees of current plans.

Councils are requested to ask their Bicentennial Community Committees to supply details direct to the Associations of their plans for the Bicentennial Year including the name of a contact person.

(S.C. - The Bicentennial Community Committee has been requested to forward details.)

5. Effectiveness and Efficiency

As the Minister for Local Government, in her address to the Shires Association Annual Conference in June last pointed out, Local Government, in common with the other spheres of Australian Government, is expected to "constrain expenditure, increase productivity and to improve standards and quality of service". Constraints currently experienced by Local Government include rate pegging, reduced loan allocations, grants which either terminate or do not keep pace with inflation, ratepayer resistance flowing from the rural crisis and general economic difficulties.

These problems, serious as they are, have the potential to be treated by Local Government as opportunities to become more efficient and effective in satisfying the perceived needs of ratepayers and residents.

It is considered that the determination of 1988 estimates should be treated as an opportunity to examine the various available alternative means by which services can be provided and indeed whether any services are no longer necessary. For example, a rural shire council may take the opportunity to examine whether all of its local road network is in fact necessary to provide access to properties and communication within and through its area. It could explore the possibility of closing certain roads, thereby conserving resources to enable better maintenance of the remaining roads. Another council may explore whether the local swimming pool could be managed by a lessee rather than by council employees thereby relieving the council of a continuing expense. Other councils may decide to embark on a bitumen rejuvenation programme to substantially reduce their road maintenance costs.

It is recommended that councils preparing their 1988 estimates challenge the validity of all programmes, particularly the traditional ones. This exercise could require each manager to justify his or her entire budget request from scratch and would shift the burden of proof to each manager as to why he or she should spend any money at all.

The process would address in relation to each programme:

1. The objectives of the programme.
2. The consequences of not performing it.
3. An analysis of the effects of alternative levels of effort and spending.

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4. As assessment of alternative courses of action.
5. A determination of the costs and benefits of the various options.

(S.C. - All sources of additional income and existing expenditure programmes are currently being examined with the preparation of 1988 Estimates.)

6. Change in Administration of Unemployment Benefits

Forwarding changes in administrative procedures for the persons employed in job creation schemes.

7. "Bucket" Collections by Charities

An indication was given in General Circular 12/1986 of the progress that had been made in regulating such collections, and certain information was sought from councils. Analysis of the responses indicates that a substantial majority of councils favour the prohibition of "bucket" collections.

A further meeting of the Working Party has been held, with representatives of the Department of Finance, the Police Department, the Department of Local Government, the Traffic Authority and the Associations being present. It was proposed that both Ordinance 61 and Regulation 14 of the Charitable Collections Act should be amended by inserting in them a provision to the following effect:

"A person shall not collect or solicit from the driver or other occupant of a motor vehicle using a public road".

The penalty under Ordinance 61 would also be increased to \$1,000, bringing it into line with the penalty presently applicable under the Charitable Collections Regulation. Other consequential amendments, notably to the General Traffic Act, would also be required, with the aim of ensuring that the Local Government Act should be the paramount legislation in this area.

It is proposed that enforcement of the new legislation should be undertaken by both Council employees and Police officers. At this stage it is not intended that the Department of Finance would be involved in endorsement, but it has asked to be notified of offences committed by registered charities.

At present it is not intended the prohibition to include collections associated with street parades, marches or similar gatherings conducted with proper approval by charitable or other groups, collections conducted solely on footpaths, or door-to-door collections. The activities of paper sellers will not be affected by the proposal.

Approval for the necessary amendments has now been given, and they are in the process of being prepared. Councils will be advised in due course of when the amendments will take effect.

8. Albert Mainerd Scholarship

The Albert Mainerd Scholarship for 1988 will be available to a member of the Town Clerks Society of New South Wales. The objective of the Scholarship is to improve Local Government in New South Wales by assisting

senior staff of councils to study selected aspects of Local Government overseas and/or within Australia.

9. Chemical Response Education

Councils will recall the seminars held in late 1986 on Local Government responses to chemical spills. The need for further training of council staff, particularly in view of the requirements of the Occupational Health and Safety Act, has been recognised by the Associations.

The text of a recent letter from the Minister for Planning and the Environment outlining current developments in this area is shown hereunder.

"As you will be aware, the State Pollution Control Commission has been intent on the production of the Chemical Emergency Response Manual which is expected to be published shortly. The Commission plans to then undertake an education programme to ensure that all authorities likely to be involved with a chemical incident, including Local Government, have a comprehensive knowledge of their responsibilities and involvements."

The Associations will be looking to liaise with the SPCC in the development and running of the education programme.

10. Measles Media Release

The release urges parents to ensure their children are immunised against measles, stressing the theme that the disease today is acknowledged to be far more dangerous than was once thought. It represents a contribution by Local Government to the Bicentennial Measles Campaign, which has the stated objective of achieving 100 percent immunisation for children at 15 months of age by the end of 1988.

The Department has also suggested that councils may like to contribute to the campaign by including positive messages about measles immunisation in literature distributed to their communities.

The Associations understand the Department will soon be writing to councils to request consideration, where practicable, of holding measles clinics in local primary schools on a regular basis until the end of 1988. This is seen as a way of targeting a captive audience, although the Associations recognise that it could involve practical difficulties for some councils.

11. Report - Building Surveyors' Qualifications Committee

On 6th February, 1987, Ordinance No. 4 under the Local Government Act, 1919, was amended to provide for the following persons and bodies of the Building Regulation Advisory Committee to now be represented also on the Qualifications committee.

1. The Chairman of the Building Regulation Advisory Committee Mr L Dix (Department of Local Government).
2. Australian Institute of Building Surveyors' (NSW Chapter) - Mr P Dougherty.
3. Member of Council's - Ald S Friedlander.

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4. Australian Institute of Building - Mr R Swane.
5. Royal Australian Institute of Architects - Mr A Bush.

On 24th October, 1986 the Ordinance was amended to permit civil engineers to become qualified as building surveyors or assistant building surveyors provided they possessed an appropriate amount and type of experience relating to building or building construction.

In respect of the review of the qualifications for building surveyors, tenders for Stage II of the project closed on 6th April, 1987, and the selection of the successful tenderer was due for consideration early in June.

The composition of the Steering committee has altered during the period from the reforming of the Qualifications Committee (the latter Committee being fully represented on the Steering Committee). Other possible changes in the membership of the Steering committee may occur prior to the Committee considering matters relating to Stage II.

12. Staff Training - Training and Development Unit

13. Associations' Postal Address

14. Plumbing Seminars for New Code of Practice "Housing Drainage"

15. Sydney Harbour Tunnel

Queries were recently expressed as to whether funds for roads might be directed to the construction of the Sydney Harbour Tunnel. By letter dated 10th July, 1987, the Acting Minister for the Road, the Hon P D Hills MP, responded to the Associations in the following terms:

"Reference is made to the Associations' letter expressing the concern of a number of councils that the construction of the Sydney Harbour Tunnel will involve a transfer or reduction of funds which would otherwise be allocated to councils for roadworks.

The Associations may assure their member councils that the Tunnel project will be fully privately funded and therefore will have no effect on the allocation of funds available to councils for the construction and maintenance of roads".

16. ANZAAS 1988 Centenary Congress

The organising Committee of the Australian and New Zealand Association for the Advancement of Science (ANZAAS) has asked the Associations to publicise their 1988 Centenary Congress to be held at the University of Sydney from 16th to 20th May, 1988.

Discussion topics will include:

- * Natural environments - thresholds and limits
- * Industrial conflict: Can we make the system work?
- * Engineering for disasters
- * Towards more equitable cities
- * Education for the Future
- * The media industry in Australia

17. Supply of Animals from Pounds for Research and Teaching

The Department of Local Government has provided a statement about the supply of pound-sourced animals for research and teaching purposes.

18. Candidate Service - Local Government Association Executive19. Bicentennial Transport and Traffic Public Relations Committee

The Traffic Authority of NSW has established the above Committee to co-ordinate transport and traffic advice to the community in New South Wales during 1988 and the Associations are represented.

Councils were also asked by the Committee to urge local Traffic Committees to fully publicise bicentennial events and associated traffic arrangements.

20. Building Services Corporation

The Government has abolished the Plumbers Gasfitters and Drainers Board and the Builders Licensing Board and constituted a Building Services Corporation.

The Minister for Consumer Affairs has appointed Ald Lew Herman, AM, Mayor of Ashfield to represent Local Government on the Corporation.

21. Tree Roots in Pipelines

The Local Government Association Conference resolved that the Executive look at ways of disseminating information about problems associated with trees in the urban environment.

The Sydney Water Board has prepared a brochure which outlines the problems caused by roots in pipes; identifies species which are prone to cause difficulty; and suggests solutions.

22. Metropolitan Municipal Association (MMA) Paper on Local Government and Economic Development

The Associations understand from member councils, in May 1987 St Kilda City Council forwarded to all New South Wales councils a Paper on the role of Local Government in economic development.

The Paper urged that a task force be immediately set up to promote:

- (a) local economic development and bring forward proposals for sympathetic federal legislation to allow local economic development to be undertaken on a joint basis;
- (b) changes to the federal Constitution to allow more specific legislation to be brought forward in the future.

Below is copy of a letter written by the Secretary to a member council in response to its request for Association comments on the submission, which states, inter alia:

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"A report entitled 'The Role of Local Government in Economic Development' was developed over a period of eighteen months as an initiative of the Australian Local Government Ministers' Conference under the auspicious of a Task Force comprising representation from the Local Government Departments of New South Wales, Victoria, South Australia, Queensland and Tasmania, the ACLGA, the Commonwealth Office of Local Government and the Advisory council for Inter-government Relations. The report was submitted to the 1986 Local Government Ministers' Conference/Joint Meeting with ACLGA and formally launched by the Prime Minister at the opening of the Australian Local Government Centre on 26th February 1987."

"State Governments and State Local Government Associations are currently working towards the implementation of a number of the report's recommendations."

"The NSW Government has established a working party on the role of Local Government in Economic Development with terms of reference including the development of guidelines for Local Government participation in enterprise development and examination of legislative provisions."

"I understand that the Commonwealth Government has established an inter-departmental Task Force to look at fostering Local Government's economic development potential. The Commonwealth Government has given a grant of \$30,000 to the Victorian Department of Local Government to prepare detailed guidelines for councils wishing to undertake entrepreneurial enterprises."

"The National Advisory Group on Local Employment Initiatives was established in June 1985. Local Government has several representatives on the Group including David Efraemson, the Community Services Officer in this Association."

"The National Advisory Group on Local Employment Initiatives (NAGLEI) has established a national clearing house for local employment initiatives."

"Most states, including New South Wales, are rewriting their Local Government Acts and the question of a general competence power is receiving increasing attention. On the motion of this Association and the Shires Association the last Annual Conference of ACLGA resolved to determine the extent of uniformity of Local Government legislative principles throughout Australia with a view to developing a greater thrust towards general competence for Local Government."

"I would submit to council that in view of all the activities that are currently taking place in relation to the issues raised in the MMA submission that the establishment of a further Task Force within the Commonwealth Department of Local Government is not appropriate at this time."

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19. DEPARTMENT OF LOCAL GOVERNMENT - INTRODUCTION OF APPOINTMENTS AS, AND QUALIFICATIONS FOR, CHIEF HEALTH SURVEYOR AND ASSISTANT HEALTH SURVEYOR. C44/1, S205/5, S205/21. [73.42]

Effective from 1st July, 1987, the Local Government Act, 1919, and Ordinance No. 4 under the Act were amended to provide for a new nomenclature and revised qualifications for appointments for health surveying personnel.

In respect of the changes to the Act, the Act now provides for:-

- (a) Unless Ministerially exempted, every council shall appoint a chief health surveyor who holds the prescribed qualification;
- (b) a council may appoint assistant health surveyors who hold the prescribed qualification;
- (c) a chief health surveyor or an assistant health surveyor may be appointed for 2 councils.

Section 94 has been omitted.

The new qualifications for chief health surveyors and assistant health surveyors are prescribed by Ordinance No. 4 under the Act and replace those which led to the former qualification known as the certificate as health surveyor.

The academic qualification for an assistant's certificate is the holding of one of the following awards:-

- (a) the degree of Bachelor of Applied Science (Environmental Health), issued by the Hawkesbury Agricultural College;
- (b) the Associate Diploma in Health and Building Surveying issued by the Department of Technical and Further Education;
- (c) the Health Inspection Certificate issued by the Department of Technical and Further Education (recognised only if enrolled in the course on, or before, 31st December, 1983); or
- (d) an equivalent (in the Local Government Health Surveyors' Qualifications Committee's opinion) qualification.

In addition to holding one of the above awards and in respect of the qualification for a certificate as a chief health surveyor, 3 years of post-qualification experience gained within 7 years of when a person's application for a certificate was made, is required.

It should be noted that the new legislation does not disturb either the appointments already made, or the qualifications held by, Health Surveyors, prior to 1st July, 1987.

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20. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENT OF ORDINANCE NO. 26
(CLAUSE 28 AND 28A) UNDER THE LOCAL GOVERNMENT ACT, 1919 - PAYMENT OF
WAGES AND SALARIES TO ACCOUNTS NOMINATED BY COUNCIL'S EMPLOYEES.
C44/1, S205/40. [73.43]

Advising that Clause 28(c) and clause 28A(a) and (d) have been amended to allow a Council to credit wages and salaries directly to accounts nominated by Council's employees. Stating that Clause 28A(f) has also been amended so as to permit the operation of Clause 28(c) by specifying that an acquittance in a form acceptable to the Council's Auditor shall be obtained for all wages and salaries paid by cheque or by direct credit to accounts nominated by Council's employees.

(S.C. - Council staff have had their salaries and wages deposited in bank accounts since 1st December, 1985.)

21. RESERVE BANK OF AUSTRALIA - SPECIMEN \$100 NOTE. L125/7. [73.44]

Advising that it has no objection to Council's proposal to display the specimen \$100 note (No. 372) in the Central Library at Windsor. Stating that it assumes the note would be kept under the locked control of a responsible officer at all times, and suggest a lighting expert be consulted regarding lux measurement of power focused on the note. Further advising that, alternatively, an enlarged photograph of the note could be used rather than the note itself.

(C.L. - This letter is in response to an enquiry concerning the \$100 note received when "Hawkesbury Heritage" was published by Council.)

22. MRS M FERRIS OF RICHMOND - APPRECIATION. A5. [73.45]

Thanking Council for the help given to her in the library recently when trying to obtain certain information.

23. MR D MCELVENNY OF MCGRATHS HILL - LIBRARY SERVICE. L125.
[73.46]

Referring to the recent Library opening hours survey and advising that he finds Windsor Library a very efficient and attractive one. Stating that he feels Thursday night opening should be reinstated and possibly one or two other nights as well.

24. THE BICENTENNIAL BHP AWARDS FOR THE PURSUIT OF EXCELLENCE - HELP
WITH PUBLICITY. A9. [73.47]

Thanking Council for publicly endorsing the Awards and organising material to be distributed in the local area. Requesting Council to advise of any persons in the area worthy of recognition for an Award and suggesting that Council may wish to sponsor that Award.

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(S.C. - The request has been forwarded to the Bicentenary Community Committee.)

25. CASTLEREAGH AREA AIDS TASKFORCE - FORMATION OF TASKFORCE. C45
[73.48]

Advising that the Castlereagh Area AIDS Taskforce was formed at a meeting held at Governor Phillip Special Hospital on Tuesday, 11th August, 1987, and seeking Council's participation in the programme.

Also advising of current membership of the Taskforce and the major objectives.

(S.C. - The letter was received after the first meeting was held on 24th August, 1987, and an appropriate response has been forwarded.)

G.M. McCully,
Shire Clerk/General Manager.