

Hawkesbury Shire Council Committee Business Papers

Meeting Date 29 MAR 1988

HAWKESBURY SHIRE COUNCIL

Council Chambers,
WINDSOR, NSW 2756

Phone: 77 4822

GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

1. APOLOGIES
2. CONFIRMATION OF MINUTES
3. WORKS
4. DEVELOPMENT
5. FINANCE

Calsil
Ready mix - owner Brown
McEnaney

lost Hammer.

Room Maintenance Keys

Greg Tate

(ol).869 1000

For board

DA 2 ✓
✓4 (see Mike)

5

✓6

7

✓8

Plan done by Hartie
about foolcap seg.
- However show up
before sticking up

✓15

20

Photos of landings in
question - off Alue

✓23

orig WS Byrnes to
tell when matter is
on for discussion

24

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 23rd February, 1988, commencing at 9.30am.

PRESENT: Councillor J.J. Horrex, President, and Councillors R.C. Bazeley, R.S. Benson, H.J.M. Books, F.Y. Denne, P.E. Gibson, W.J. Mackay, G.G. Michael, R.F. Rotherham, L.C. Sheather, W.J. Sledge, and R.P. Stubbs.

Councillor Bazeley arrived at the meeting at 9.37 a.m.

RESOLVED on the motion of Councillor Benson seconded by Councillor Rotherham that the Minutes of the General Purpose Committee held on 15th December, 1987 be confirmed.

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Gibson that the Minutes of the General Purpose Committee held on 28th January, 1988, be confirmed.

RESOLVED on the motion of Councillor Michael seconded by Councillor Mackay that the Minutes of the General Purpose Committee held on 2nd February, 1988, be confirmed.

Councillor Bazeley arrived at the meeting at this stage the time being 9.37 a.m.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. T. NIXON-HOWELL - 72 GEORGE ROAD, WILBERFORCE. 202/230/71 [1.38]

COUNCIL PROCEED WITH the construction of kerb and guttering in front of 68 and 72 George Road, Wilberforce with the funding being provided from 1987/88 Capital Works Programme.

2. MR 155 - CASTLEREAGH ROAD, LENNOX STREET TO LONG STREET - ROAD RECONSTRUCTION. 665-378, M130-27 [1.39]

THAT THE WORK on MR 155 - Castlereagh Road, Lennox Street to Long Street proceed subject to the Department's share being recouped from grants as they became available.

3. SCOTTS ROAD SEALING SERVICE - BITUMEN SEALING WORK. P165 [1.40]

THAT THE INCREASE in rates for bitumen sealing services as advised by Scotts Road Sealing Service be accepted.

4. AMENITIES - RICHMOND PARK REPORT REQUESTED BY COUNCIL. 625-202 [1.41]

This is Page of the Minutes of the General Purpose Committee Meeting of the Hawkesbury Shire Council held at the Council Chambers on 23rd February, 1988.

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Shire Clerk/General Manager

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Chairman

THAT THE REPORT on the amenities Richmond Park be received.

5. SEWER HEADWORKS CHARGES - INDUSTRIAL AREA EAST OF FAIREY ROAD.
S200/20 [1.42]

THAT THE CONTRIBUTION for Sewer Headworks for the industrial land to the east of Fairey Road be fixed at \$11,121.00 (eleven thousand one hundred & twenty one dollars) per ha as headworks contribution.

That the contribution be varied in accordance with changes to the headworks charge for residential land.

That the developers meet the full cost of the sewer reticulation to the land and any associated works including charges for design and supervision by Council.

6. SHIRE ROADS - MAINTENANCE MOWING. 665 [1.43]

THAT THE REPORT on maintenance mowing and policy as enumerated be adopted and this information be given some publicity in the Civic News and in the form of letters to schools.

7. ROADS RECONSTRUCTION PROGRAMME. R190/1 [1.44]

THAT THE PROGRAMME of works for roads reconstruction, as set out below, be adopted.

1. Council's contribution - K & G and shoulder sealing
on main roads through town areas
Completion of approved work - Castlereagh Road \$50,000
(fifty thousand dollars)
2. Old Stock Route Road - extension of bitumen
south from Garfield Road
Total programme \$73,000 (seventy three
thousand dollars) Contribution \$23,000 (twenty
three thousand dollars) by Pratt Miniter
Industries Pty.Ltd. (already paid) \$50,000
(fifty thousand dollars)
3. Roads resealing as per list \$100,000
(one hundred thousand dollars)
4. East Kurrajong Road, Sect. 2, intersection of
Singleton Road to Awanake - Reconstruction.
(Contribution Awanake sandstone for road
pavement) \$65,000
(sixty five thousand dollars)

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5.	Pavement reconstruction - Gorricks Lane	\$30,000 (thirty thousand dollars)
6.	Pavement reconstruction - Grose Vale Road	\$30,000 (thirty thousand dollars)
7.	Freemans Road, Agnes Banks - seal intersection	\$6,000 (six thousand dollars)
8.	Study Upper Macdonald Road and Gorricks Run - Treatment of river crossings	\$14,000 (fourteen thousand dollars)
9.	Godalla Road - bitumen seal	\$155,000 (one hundred & fifty five thousand dollars)
	TOTAL	\$500,000 (five hundred thousand dollars)

Road Reseal Programme - (refers to Item No.3 above)

<u>Region</u>	<u>Road</u>	<u>Location</u>	<u>Estimate</u>
Oakville	Old Stock Route Rd	North from Scheyville Rd	\$ 8,400 (eight thousand four hundred dollars)
	Old Pitt Town Rd	1 (one)km from Boundary Rd	\$ 12,000 (twelve thousand dollars)
	Wolseley Rd	Clare Cres to Old Stock Route Rd	\$ 7,200 (seven thousand two hundred dollars)
Wilberforce	Old Sackville Rd	Turnbull Ave to Church Rd	\$ 7,030 (seven thousand & thirty dollars)
	Bora Pl	Full length	\$ 1,400 (one thousand four hundred dollars)
Yarramundi	River Rd	Full length	\$ 5,820 (five thousand eight hundred & twenty dollars)
Kurrajong	Mill Rd	1.0 (one)km from Hermitage Road	\$ 16,800 (sixteen thousand eight hundred dollars)
	Bells Rd	Western end - 1.1 (one point one)km	\$ 11,640 (eleven thousand six hundred & forty dollars)
	Single Ridge Rd	From Slopes Rd ½ length	\$ 8,660 (eight thousand six hundred & sixty dollars)
Kurmond	Elizabeth Ave	Full length	\$ 4,850 (four thousand eight hundred & fifty dollars)

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Vineyard	Chapman Rd	AC overlay Windsor Rd to Bridge	\$ 16,200
		(sixteen thousand two hundred dollars)	
		Total	\$100,000
		(One hundred thousand dollars)	

8. REVIEW OF 1984 SYDNEY ROAD HIERARCHY PLAN (SRHP). T225 [1.45]

THAT THE PROPOSED road hierarchy shown on Plan No. M253A be adopted and submitted to the Traffic Authority of N.S.W.

9. RECONSTRUCTION OF HERMITAGE ROAD - ROAD WIDENING. 665-804 [1.46]

THAT NEGOTIATIONS BE undertaken for the acquisition of land for road widening of Hermitage Road between Bells Line of Road and Mill Road as shown on Engineering Plan No.804-12.

10. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY. S2/10 [1.47]

THE REPORT ON subdivisions approved under Delegated Authority be received.

11. AMENITIES BUILDING - CLUB HOUSE, GOVERNOR PHILLIP PARK.625-205 [1.48]

THAT THE CONTRACT for the amenities building at Governor Phillip Park be varied as detailed at a final Contract Price of \$245,068.73 (two hundred and forty five thousand and sixty eight dollars and seventy three cents).

12. PARKS IMPROVEMENTS. 625 [1.49]

The President advised that there has been a request for the amounts for Items 8 and 9 to be reversed as there is money being held by the 530A Committee and this money has to be transferred to the Council. Items 8 and 9 to now read :

- | | | |
|----|---|---------|
| 8. | Bicentenary Park. Landscaping | \$7,500 |
| | (Seven thousand five hundred dollars) | |
| 9. | Powell Park. Improvement as proposed
by plan of 530A Committee | \$5,500 |
| | (Five thousand five hundred dollars) | |

THAT THE FOLLOWING programme for Park Improvements be approved :

- | | | |
|----|---|----------|
| 1. | Woodbury Reserve Glossodia. Fencing, upgrade access
road, contribution to floodlighting. | \$12,050 |
| | (twelve thousand & fifty dollars) | |

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2. Construction of soccer fields Richmond
Ex-Servicemen's Sporting Complex \$11,750
(eleven thousand seven hundred & fifty dollars)
3. Glossodia Park. Fencing of cricket oval supply
of materials. \$ 1,200
(one thousand two hundred dollars)
4. Playground Equipment. Wilberforce Park \$11,000
(eleven thousand dollars)
5. Memorial Park, Kurrajong. Landscaping and
playground equipment. \$16,000
(sixteen thousand dollars)
6. Brinsley Park, Pitt Town. Cricket practice
wickets. \$10,000
(ten thousand dollars)
7. Macquarie Park. Sewer Pump Station and rising
main and upgrading of toilets. \$25,000
(twenty five thousand dollars)
8. Bicentenary Park. Landscaping \$7,500
(seven thousand, five hundred dollars)
9. Powell Park. Improvement as proposed
by plan of 530A Committee \$5,500
(five thousand five hundred dollars)
- Total \$100,000
(one hundred thousand dollars)

Further that letters be forwarded to the unsuccessful groups advising that they were unsuccessful for this year's Council vote and that they can apply to the Department of Sport & Recreation for a grant.

13. ROAD CLOSURE APPLICATION - POR 111 PARISH MEEHAN LOWER PORTLAND.
R190/13/32 [1.50]

1. NO OBJECTION BE raised to the closure of the western most non-public Crown Reserve through Portion 111 Parish of Meehan, having in mind in particular, present and future requirements of the public, including general public recreation needs and access by fishermen to actual or potential fishing grounds.
2. (a) The land in the application to be consolidated with the adjoining land owned by the applicant following completion of closure and purchase.

(b) The applicant to complete a satisfactory Deed of Agreement with Council to ensure consolidation in (a)

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- (c) The applicant to meet all costs involved in the preparation, execution and compliance with the Deed of Agreement.

14. GORRICKS LANE. 665-710 [1.51]

THAT THE REPORT on the pavement reconstruction of Gorricks Lane be received.

15. GRANDSTANDS - RICHMOND PARK, MCQUADE PARK FIRE SAFETY. 625-202, F83/1, F83/2 [1.52]

THAT THE REPORT on fire safety at Richmond and McQuade Parks grandstands be received.

16. TRAFFIC ENCROACHMENT ALONG RIVERBANK - MACQUARIE PARK. 625 [1.53]

THAT THE REPORT on Macquarie Park be received.

Councillor Books asked if Council could look at the possibility of putting a tarsealed section along the top of the bank.

17. WOODBURY RESERVE. 625-148 [1.54]

THAT AN AMOUNT of \$1900 (one thousand nine hundred dollars) be provided in the 1988 Parks Improvement Programme to provide for fencing works adjacent to the dam in Woodbury Reserve.

18. SPORT & RECREATION GRANT - RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX. 695-15, 625 [1.55]

THAT THE SPORT and Recreation grant of \$11,750 (eleven thousand seven hundred & fifty dollars) for the establishment of two soccer fields at the Richmond Ex-Servicemen's Sporting Complex be accepted.

19. P. MOXEY AND FIFTEEN RESIDENTS - RICHMOND LOWLANDS. 665-517, 665-1636, 665-2026 [1.56]

Mrs.Moxey addressed the Committee.

THAT A FURTHER report be submitted by the Engineer as to how the tarsealing of that section of Powells Lane, at a cost of \$76,000, can be achieved. Such report to include detail as to what moneys have been collected in the past through extractive industries in the area and how this has been expended.

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20. BREAKAWAY, FREEMANS REACH - NEED FOR ERECTION OF CABLE TYPE FENCE TO PREVENT ACCESS TO OVAL. 625-31 [1.57]

THAT THE FREEMANS Reach Cricket Club be advised that Council is in agreement with the erection of a fence along the roadside at The Breakaway and is prepared to assist with the supply of materials towards the project.

21. CONSTRUCTION - WHEELBARROW RIDGE ROAD. 665-2310 [1.58]

Item 24 was dealt with in conjunction with Item 21.

Mr. Rice addressed the Committee.

THAT NEGOTIATIONS BE commenced to acquire the land subject to the encroachment of the existing formation on Lot 191 DP603085 with owners R & A. Van Bergen, Wheelbarrow Ridge Road, Lower Portland.

Councillor Michael left the meeting at this stage to attend the funeral of the late W.B.Walker - the time being 10.38 a.m.

22. KERB & GUTTER CONSTRUCTION. R190/2 [1.59]

THE FOLLOWING UNIT rates be adopted for kerbing and guttering works with charges levied in accordance with Council's policy.

Street	Rate of Contribution per lin. metre
Riverview Street, North Richmond	\$26.50 (twenty six dollars fifty cents)
MR 155 Castlereagh Road, Richmond	\$24.48 (twenty four dollars forty eight cents)
Chapel Street, Richmond adjacent retirement village	\$29.23 (twenty nine dollars twenty three cents)
Campbell & William Streets, North Richmond	\$28.00 (twenty eight dollars)
Warks Hill Road, Kurrajong Heights	\$32.05 (thirty two dollars five cents)
Brabyn Street, Windsor	\$24.64 (twenty four dollars sixty four cents)
MR 184 - Windsor Street, Clarendon	\$27.86 (twenty seven dollars eighty six cents)

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George Road, Wilberforce	\$25.39 (twenty five dollars thirty nine cents)
North Street, Windsor	\$32.05 (thirty two dollars five cents)

Note - Unit cost is higher for works where a short length provided.

23. CORRESPONDENCE SUBMITTED FOR INFORMATION [1.60]

1. GLOSSODIA SPORTING ASSOCIATION - LIGHTING OF WOODBURY RESERVE.
625-14 625-148
2. N & D SHEDDEN, HADDEN FARM ROAD, WILBERFORCE - CONDITION OF STANNIX
PARK ROAD AND MCMAHONS ROAD, WILBERFORCE. 665-1312, 665-1911

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

24. WHEELBARROW RIDGE ROAD. 665-2310 [1.61]

See Item 21.

THAT THE PETITIONERS be advised of Council's decision on this matter.

25. OLD EAST KURRAJONG ROAD - BITUMEN SEALING. 665-1504 [1.62]

THAT THE PETITIONERS be advised of Council's decision in regard to the Road Reconstruction Programme.

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SECTION 2 - DEVELOPMENT

1. DEVELOPMENT APPLICATION - MR R. CANT STAGE 1 (ONE) OF A TWO STAGE MOTEL DEVELOPMENT - LOT 102 DP635129 PITT TOWN BOTTOMS ROAD, PITT TOWN. DA 706/87 [10.33]

Mrs.Ward and Mr.I.Stubbs addressed the Committee as objectors.
Mr.A.O'Grady, Architect, answered questions raised by the Councillors.

CONSIDERATION OF THE application be deferred pending a site inspection.

2. DEVELOPMENT APPLICATION - SUE-ANNE REES - DWELLING - PART LOT 8, DP241417, 35 COACH HOUSE PLACE, KURRAJONG HEIGHTS. DA 18/88 [10.34]

THAT THE APPLICATION be approved subject to the following conditions:

- 1-3. Standard Conditions (DAs) 1, 9 and 26.
4. Provision of a minimum water storage capacity of 30,000 (thirty thousand) litres.
5. Compliance with Council's Bushfire Mitigation Policy.
6. Submission of a geotechnical report specifying the foundation material and type and whether any special consideration should be taken into the design of footings. This report is to be to the satisfaction of the Shire Health Surveyor.

3. DEVELOPMENT APPLICATION - JOHN BOWDEN & CO. - BOUNDARY ADJUSTMENT RESULTING IN ALLOTMENTS HAVING AREAS OF 2.07 (TWO POINT NOUGHT SEVEN) AND 10.4 (TEN POINT FOUR) HA RESPECTIVELY - LOTS 1 AND 3 DP596498 PORTLAND HEAD ROAD, EBENEZER. DA 445/87 [10.35]

THAT THE APPLICATION be refused for the following reasons.

1. The proposed adjustment is contrary to the provisions of Clause 16 of HLEP 1984.
2. The standards of Clause 16 are considered reasonable and necessary in the circumstances of this case.
3. The proposal is contrary to the provisions of Clause 19 of HLEP 1984.
4. The proposal creates a planning anomaly that would cause a precedent situation with resultant undesirable pressures on Council to approve similar proposals.

4. DEVELOPMENT APPLICATION - MR & MRS BRIGGS - ERECTION OF A DWELLING - PART PORTION 42, PARISH OF PITT TOWN, 128 BATHURST STREET, PITT TOWN. DA 23/88 [10.36]

Mr.Briggs addressed the Committee.

The Shire Planner asked that Condition 5 be deleted as it does not apply to this type of development and only applies to commercial development.

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THAT DEVELOPMENT CONSENT for the dwelling be granted generally in accordance with the plans submitted with the application subject to the following conditions:-

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. The proposed building and ancillary buildings to be sited not less than 7.5 (seven point five) metres from the road alignment.
3. Provision of satisfactory vehicular access to the land to the requirements of the Shire Engineer.
4. The external surfaces of the proposed development shall be comprised of earth coloured materials of a low reflective quality, that blend in with the landscape of the site and its surroundings, or materials which are painted or similarly treated with earth coloured pigment or paint of a low reflective quality, that blend with the landscape of the site and its surroundings to the satisfaction of the Shire Health and Building Surveyor.
5. The existing camphor laurel tree indicated as requiring removal be removed but that the applicant be asked to carry out a replacement planting of at least three suitable species within the allotment.

5. DEVELOPMENT APPLICATION - MR. P. MORLEY - ERECTION OF A RURAL WORKER'S DWELLING - LOT 12 DP 2515 ASHTONS ROAD, GROSE WOLD. DA 673/87; DA526/86 [10.37]

THAT THE APPLICATION for a rural worker's dwelling on Lot 12 DP 2515 Ashtons Road, Grose Vale, be refused as the proposal does not comply with the provisions of Hawkesbury Local Environmental Plan 1984 requiring a minimum of 10 (ten) hectares and that, in the circumstances, the development standard is reasonable and necessary, and is not one that should be departed from by use of State Environmental Planning Policy No.1.

6. DEVELOPMENT APPLICATION - D. WRIGHT & R. KOWALCZYK - RETAIL PLANT NURSERY - LOT 1 DP 216755 MARCH STREET, RICHMOND. DA531/87; L5/87 [10.38]

THAT THE APPLICATION be approved subject to the following conditions:-

- 1-10 Standard Conditions (DAs) 1, 3, 7, 8, 9, 18, 19, 21, 28 and 34.
11. The relocation of the car parking spaces at the end of the entrance driveway so that there is no restriction as to the right of way access to adjoining land to the rear.

7. DEVELOPMENT APPLICATION - MARK McNICOL - WATER SKI JUMP RAMP - WINDSOR REACH OF THE HAWKESBURY RIVER. DA 53/88 [10.39]

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THAT THE APPLICATION be approved subject to the following conditions:

1. The approval of the Maritime Services Board.
2. Ski jump ramp to be removed during Upper Hawkesbury Power Boat Club events.
3. Approval for the slalom and ski jump training to be limited to one ski boat.
4. Approval to be limited for one year from the date of this consent.
5. Further extensions in time to be subject to an additional development application.

8. DEVELOPMENT APPLICATION - W J & M E WELLS - 7 (SEVEN) UNIT EXTENSION TO THE "KURRAJONG MOTEL" - LOTS 2, 3 & 4 DP 26515, BELLS LINE OF ROAD, KURRAJONG. DA 647/87 [10.40]

THAT THE APPLICATION be approved subject to the following conditions:

1. All driveways and car park areas not already sealed are to be provided with a sealed pavement, preferably concrete, to the requirements of the Shire Engineer.
 2. Construction of a sealed crossing from the edge of bitumen on Bells Line of Road for the western entrance, to the requirements of the Shire Engineer and the Department of Main Roads.
 3. Drainage of the site to the requirements of the Shire Engineer, with special attention to be given to water running down the western access drive.
 4. Details of all works to be submitted to and approved by the Shire Engineer prior to the issue of building approval.
- 5-8. Standard conditions numbers 18, 25, 26 and 34.

9. DEVELOPMENT APPLICATION - A M DONNELLY - SUBDIVISION TO CREATE 2 (TWO) ALLOTMENTS WITH AREAS OF APPROXIMATELY 6.6 (SIX POINT SIX) HECTARES AND 6 (SIX) HECTARES, GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED - PART PORTION 209, PARISH WILBERFORCE, SHEPHERDS ROAD, FREEMANS REACH. DA 718/87 [10.41]

Mr. Donnelly addressed the Committee.

COUNCIL LIAISE WITH the Water Board regarding the subdivision of the subject land and the subdivision of detached dwellings on rural land within the benefit areas generally, prior to determining this application.

10. DEVELOPMENT APPLICATION - SUCAPE PTY. LIMITED - DUAL OCCUPANCY - LOT 2 DP 633150, OLD STOCK ROUTE ROAD, OAKVILLE. DA 595/87 [10.42]

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THE APPLICATION BE approved subject to the following:

1. Submission of a Building Application plans and specifications complying with Ordinance 70.
2. The attachment of the dual occupancy dwelling to the existing dwelling by way of a covered walkway to the satisfaction of the Shire Health Surveyor.
3. The proposed storage area under the same roof as the dual occupancy is not to be used at any time for habitable purposes.

11. R.J. FISHER - EXTENSION TO EXISTING RESTAURANT (KURRAJONG CAFE) LOT 16 DP 581895 NO. 85 OLD BELLS LINE OF ROAD, KURRAJONG. DA 609/87, DA 823/81 [10.43]

Mr. Warham addressed the Committee.

THAT THE APPLICATION not be approved for the following reasons :

1. The proposal would have a deleterious effect on the local residential environment.
2. Possible noise pollution has not been satisfactorily addressed.
3. The development is not in the public interest.

12. APPLICATION FOR A LOCAL ENVIRONMENTAL PLAN TO PERMIT THE PROCESSING OF SAND ON LOT 4 DP568416, RIDGES LANE, RICHMOND (THE EXISTING BORAL PLANT). L1/88 [10.44]

THAT COUNCIL NOT prepare a Local Environmental Plan to enable the ultimate use as proposed.

13. OUTSTANDING REPORT - PART LOT 7 JOHNSTON STREET, PITT TOWN. OWNER: I. & G. JOHNSTON. DA 150/87 [10.45]

THAT THE INFORMATION concerning the development potential of Part Lot 7 Johnston Street, Pitt Town, owned by I. & G. Johnston be received and that when further information is received from the Department of Minerals and Energy, it be brought forward to Council.

14. REPORT ON POLICY AND GUIDELINES FOR FUTURE RURAL/RESIDENTIAL DEVELOPMENT IN THE SHIRE. L9/87, P160 [10.46]

Councillor Michael returned to the meeting at 11.45 a.m.

Mr. D. Matthews addressed the Committee.

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THAT A FURTHER report be brought forward as soon as possible embracing the comments made by the applicant in his latest submission to Council.

15. BAULKHAM HILLS SHIRE COUNCIL - PLAN OF MANAGEMENT FOR EXTRACTIVE INDUSTRIES. E78, P160 [10.47]

THAT THE INFORMATION concerning the report on extractive industry in Baulkham Hills Shire be received and that the Cameron McNamara Report be used to formulate a development control plan for the Shire of Hawkesbury.

16. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33 [10.48]

THE INFORMATION BE received.

17. DEVELOPMENT APPLICATION - STEPHEN ATTWOOD - SUBDIVISION INTO SIX (6) LOTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED - LOT 2 DP 771362, DUKE ROAD, WILBERFORCE. DA 662/87 [10.49]

A. THAT THE APPLICATION be approved subject to the following:-

1. 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.
2. Construction of kerb and gutter and sealed road shoulder together with necessary drainage for the frontage of the lots to Duke Road to the requirements of the Shire Engineer.
3. Dedication of a 3 (three) metre x 3 (three) metre splay corner at the intersection of Duke Road and Clergy Road free of cost to Council.
4. Provision of site drainage to the requirements of the Shire Engineer.
5. Where necessary, lots to be filled and graded so as to fall to Duke Road. Such works to minimise flows within house site areas.
6. Provision of a uniform screen fence across the rear of the land.
7. Site works required by condition Nos. 4 and 5 to be carried out so as to minimise the impact on the existing tree cover.
8. A contribution of \$4,200 (four thousand two hundred) based on \$840 (eight hundred and forty) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned residential land.
9. Standard Condition No.2 Subdivisions under Environmental Planning and Assessment Act.
10. Standard Condition No.4 Subdivisions under Environmental Planning and Assessment Act.
11. The applicant shall provide council at the applicant's expense, a sample Development Control Plan which plan shall provide the mechanism for Council control over the location and building materials of all subsequent development of the resultant lots

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including a policy on co-ordinated fencing. The applicant shall liaise with the Shire Planner in the preparation of the Development Control Plan which shall apply to the resultant lots in the subdivision.

- B. That Council resolve to prepare a Development Control Plan over the subject land and that such be exhibited in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

18. DUNSFORD INVESTMENTS PTY. LTD. - PROPOSED REZONING FOR PURPOSES OF A DISCOUNT DEPARTMENT STORE "RICHMOND MALL", RICHMOND. L3/86 [10.50]

The Shire Clerk advised that a letter had been received this morning from the Department of Environment and Planning by Facsimilie Transmission, which he summarised as follows :

Referred to previous letters of Council requesting the issue of a Section 65 Certificate for a Discount Department Store in Francis Street, Richmond.

Documentation has been carefully examined, not satisfied that the current proposal provides an adequate basis to vary previous decision. Following are of concern :

- Insufficient justification for Council's decision to rezone flood liable land.
- Potential impact of the proposed development on the extractive resource remains unclear.
- There is inadequate justification for this major change for business purposes in Richmond Town Centre.
- The impact of a larger retailing centre in Richmond has not been assessed in the context of a retailing hierarchy.
- The traffic implications of the proposed development need to be addressed.
- The visual effect and the scale of the proposed development require careful analysis.

The Department can appreciate the Council's difficulty in addressing the number of problems which the subject proposal continues to raise and the apparent need to provide for discount retailing for consumer durables and convenience goods within the Shire. For this reason, the Department is willing to discuss smaller, better located proposals for the subject site or alternative sites within Richmond, or the Shire based on a more comprehensive approach to the retailing heirarchy of the region.

Mr.T.Ell, Director of Dunsford Investment Pty.Ltd., and Mr. Leffler, Architect, addressed the Committee.

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THAT THIS MATTER be considered at the Special Meeting of Council to be held on 5th April, in view of the information received from the Director of the Department of Environment and Planning.

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Shire Clerk/General Manager	Chairman
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SECTION 3 - FINANCE

ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	67217 - 67626	\$5,575,975.75
Trust Fund Nos.	6049 - 6087	\$115,791.82
		\$5,691,767.57

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

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

WORKS COST STATEMENT

THE WORKS COST Statement to 31st January, 1988, be adopted, and the revised estimates of cost be adopted.

1. OFFER OF TREES - MR. ALEC YORK. C40/13 [20.24]

Mr.Alec York addressed the Committee.

1. THAT COUNCIL USE the remaining 100 red cedar trees donated by Mr.York for planting on Council properties such as parks, gardens, community centres.
2. To implement this, Council write to community groups within the Shire suggesting that each group plant two or three trees and carry out the necessary follow up maintenance.
3. That Council purchase at an approximate cost of \$350 suitably engraved plaques to accompany the remaining 100 trees, one plaque to each planting location.
4. That as a trial to test the suitability of the anodised aluminium plaques, Council purchase at a cost of approximately \$200 enough plaques to identify the major species in Richmond Park and that they be installed as a test for possible future use and to assess vandal reaction.
5. That Council's future requirements for trees be advertised in advance for quotation by grower nurseries in order to obtain the best unit prices and to allow lead time for production of advanced trees and shrubs.

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2. DIVISION OF AREA INTO RIDINGS. B1/2 [20.25]

THAT THE REPORT be received.

3. BUSH FIRE TANKERS. B27/1 [20.26]

THAT THE BUSH Fire Council be advised Council concurs with the acquisition of the three second-hand units, being one from the Army and two from the Country Fire Authority of Victoria and, accordingly, will make available upon their acquisition the sum of up to \$40,000 from its 1988 budget, on the understanding that this will be recouped from the Bush Fire Fund towards the end of 1988.

4. L.E.R.N. (LOCAL EDUCATIONAL RESOURCES NETWORK) EVALUATION. L125/4 [20.27]

Item 17 was dealt with in conjunction with the above report.

CONSIDERATION OF THE L.E.R.N. evaluation be deferred.

5. THE WOMEN'S COTTAGE, 22 BOSWORTH STREET, RICHMOND. C51/59 [20.28]

THE WOMEN'S COTTAGE be advised that there is no objection to their proposal for Craft Stall/Trash and Treasure/Jumble Sales at the Cottage on a Saturday every two (2) months subject to the following conditions:-

1. No food or beverages to be sold without the prior approval of the Shire Health Surveyor.
2. No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
3. Plans indicating the location of any advertising signs are to be submitted for the approval of the Shire Health Surveyor.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
5. Any variation in the number and times the stalls to be held must be subject to prior approval.
6. The use is not to interfere with the general amenity of the area.

6. HAWKESBURY MUSEUM - THOMPSON SQUARE, WINDSOR. C51/18 [20.29]

Councillor Stubbs declared an interest in this matter.

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COUNCIL ADOPT THE plan for further development of the Hawkesbury Museum incorporating the land fronting Baker Street. The plan to be forwarded to the Heritage Council for approval. Following that approval, the architect be instructed to proceed with further detailed plans to enable applications to be made for corporate sponsorship and/or grants.

7. LOAN BORROWING PROGRAMME 1987/88. C44/1, G95 [20.30]

THE MINISTER FOR Local Government be requested to approve the use of \$200,000 paid by the Water Board for the amounts outstanding on the loans relating to the Kurrajong/Kurmond Water Supply Scheme for the funding of the 1987/88 and the 1988/89 Loan Borrowing Programme in the amount of \$100,000 for each programme and that the General Fund continue to pay the loan instalments on the respective loans.

8. AMENDMENTS TO ORDINANCE 26 - DELEGATION OF AUTHORITY TO ORDER GOODS AND SERVICES GIVEN TO COUNCIL EMPLOYEES. C44/1 [20.31]

THAT DELEGATION OF authority under Ordinance 26, Clause 37 be given to the Shire Clerk/General Manager, Department Heads, Deputy Department Heads and the Assistant Shire Clerk for the order of goods and services as follows:-

Shire Clerk/General Manager	- Garry Mervyn McCully
Shire Engineer	- John Raymond Gilmore
Shire Health Surveyor	- John Joseph O'Grady
Chief Librarian	- Julia Brown
Deputy Shire Clerk	- Lyndon Morris Weatherstone
Deputy Shire Engineer	- Christopher Stephen Daley
Deputy Shire Health Sureyor	- Raymond James Clifford
Deputy Shire Planner	- Michael Andrew Coulter
Deputy Librarian	- Vicki Munro
Assistant Shire Clerk	- Paul Krix

9. NORTH RICHMOND PARKS COMMITTEE - LOAN FOR NORTH RICHMOND PARK IMPROVEMENTS. 625/9 [20.32]

Councillor Sheather declared an interest in this matter.

THAT AN INTEREST free loan of \$9,500 be provided to the North Richmond Parks Committee for renewal of the lighting to Oval No. 1 and resurface the tennis courts at the North Richmond Park subject to annual repayments of \$3,000 of the loans outstanding and any additional monies which the Committee are able to repay as they become available.

10. SALE AND ACQUISITION OF LAND - RICHMOND COMMUNITY NURSING HOME. 4350-1w; C51/17 [20.33]

THAT RICHMOND COMMUNITY & R.S.L. Homes Trust be advised, in relation to the sale to it by Council of land at the rear of the Senior Citizens for

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\$200,000 and the purchase by Council of Lot 2 DP.223656, 145 March Street for \$65,000 and Lot 4 DP.223656 (rear of No. 141-145 March Street) for \$75,000, that Council is prepared to accept a \$60,000 mortgage on the existing Nursing Home premises with repayment of the mortgage taking place upon sale or transfer of the building. Interest on the mortgage to begin 18 months after commencement and be at the rate of 12%. Furthermore, all documents to be completed under Seal of Council.

11. MACQUARIE PARK HOUSE. 625-6 [20.34]

1. THAT A PLAN of management for Macquarie Park and adjoining Council land be prepared for implementation in the 1988/89 summer season.
2. That the Hawkesbury Co-Operative Society Limited be advised that Council will continue the leasing of Macquarie Park House pending completion of the management control plan or six months whichever is the lesser.
3. That Mr.P.White and Mrs.L.Camilleri be advised of the preparation of the plan of management and that their request will be considered, along with others, in conjunction with that plan.

12. PROPOSED LEASING OF STAGE 2 OF THE WILBERFORCE SHOPPING CENTRE COMPLEX. C51/8 [20.35]

1. THAT COUNCIL RESOLVE to lease Shop 8 of Wilberforce Shopping Complex to Mrs Debbie and Mr Grant Cotter for use as a liquor outlet.
2. The terms of the lease to be for a period of three (3) years with an option to renew the lease for a further three (3) years, at a commencing rental of \$180 per week.
3. That the necessary documents be completed under the seal of Council.

Councillor Stubbs left the meeting at this stage, the time being 4.03 p.m.

13. DONATION TO HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION. D64 [20.36]

Councillor Michael declared an interest in this matter.

THAT A DONATION of \$300.00 be made to the Hawkesbury District Agricultural Association.

14. ACQUISITION OF REAR LAND NORTH RICHMOND BAKERY BELLS LINE OF ROAD, NORTH RICHMOND. 3788c, 3789c, 3790c [20.37]

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Chairman

1. THAT COUNCIL NOT proceed, at this time, with the acquisition of the rear of Lots 17 and 18, Section A, DP 17017, Bells Line of Road, North Richmond, however, the reservation for future pedestrian mall remain on the development plan for acquisition with any redevelopment of the lots.
2. The owner's solicitors be advised of Council's decision.

15. CAR PARKING AREA - BAKER STREET, WINDSOR. 1478-11w [20.38]

THAT BENNETTS REAL Estate Pty. Ltd. be advised their offer is refused and Council is not in a position in terms of finance and its priorities, of providing works including off-street car parking facilities, to acquire the car parking area adjacent to Baker Street, for the amount of \$353,200.

16. CORRESPONDENCE SUBMITTED FOR INFORMATION. 1478-11w [20.39]

1. GENERAL CIRCULAR 16/1987 - INDUSTRIAL INFORMATION. C44/2
2. GENERAL CIRCULAR 17/1987 - INDUSTRIAL INFORMATION. C44/2
3. GENERAL CIRCULAR 1/1988 - INDUSTRIAL INFORMATION. C44/2
4. MINISTRY OF TRANSPORT - THE DRIFTWAY, LONDONDERRY. 665-2018
5. RICHMOND NORTH PUBLIC SCHOOL P & C ASSOCIATION - CAROLS BY CANDLELIGHT. S196/18

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

17. L.E.R.N. (LOCAL EDUCATIONAL RESOURCES NETWORK), EVALUATION. L125/4 [20.40]

See Item 4.

QUESTION WITH NOTICE. [20.41]

ORDINARY MEETING 10TH NOVEMBER, 1987 - BY COUNCILLOR R.P. STUBBS.

THE REPORT ON THE community services and Maralya Park be received, and that the Community Services Consultative Committee be requested to investigate the demand for further community services in the Maralya area and the possible sources of funding for those services.

LOCAL ROADS FUNDING. R190/35 [20.42]

Councillor Bazeley referred to a memo he had distributed to Councillors regarding two articles which appeared in the "National Farmer" concerning Local Roads Funding and asked that this be considered at this meeting.

The President agreed to the matter being considered at this meeting.

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Chairman

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Chairman

Councillor Mackay stated that some of the letters are missing from the sign opposite Mrs. Burch's house in George Street, Windsor, indicating where Government House used to be.

Councillor Mackay advised that Warrigal Road, Blaxlands Ridge is still in a poor state.

Councillor Sledge stated that she had received representations from people in North Street regarding a drainage problem in that the runoff runs down into an open drain and across the back of their properties and builds up in a lower part of North Street. She asked if a report could be submitted on the problem and what can be done to resolve it.

Councillor Sledge asked if there were any plans to put more rubbish bins in Richmond Park.

The Engineer stated that the matter is being looked into with a view to improving the situation.

Councillor Sledge referred to the condition of Settlers Road, St. Albans and asked if some indication could be given as to how to improve the situation.

Councillor Books referred to the water hole on the side of the road in Bourke Street, Richmond near the park where vehicles have difficulty in parking.

Councillor Books referred to the long grass in the parks at Hobartville. He stated that the paspalum grass is in the vicinity of 2' high in the park in Laurence Street. Also the park in Valder and Cornwall Avenue, the weeds are up above the height of the roses.

Councillor Books asked if Council could remove a dead tree on the footpath on the lower part of Church Street near where he lives. He stated that it has been there for quite some time.

Councillor Benson referred to the Pitt Town Sewerage and asked how long is the period of the sewerage loan.

Councillor Benson asked if Council could investigate the possibility of establishing an industrial zone in the Pitt Town area.

Councillor Benson advised that he had received a petition addressed to the President from people who had been affected by the recent plague of mosquitoes, which he handed to the President, and asked if somebody could have a look at the situation.

The Shire Health Surveyor stated that the wet weather conditions would have a lot to do with generating the plaque proportions. He stated that he believed the lagoon in question is under the control of the National Parks & Wildlife Service and he undertook to take the matter up with that organisation.

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Shire Clerk/General Manager

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Chairman

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Shire Clerk/General Manager	Chairman
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GENERAL PURPOSE COMMITTEE MEETING

W O R K S

1. WORKS COST STATEMENT
2. CORRESPONDENCE
3. OFFICERS REPORTS

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

ITEM 1: (File R190/2)

SUBJECT: KERB & GUTTER & DRAINAGE WORKS

REPORT (S.E.)

In determination of the programme, priority has been given to those works where lack of drainage causes inconvenience to the residents during wet periods, and provision of infill works to compliment sections of kerb and gutter recently constructed allowing subdivision development.

Upon completion of the works listed for North Richmond, formalisation of kerb and gutter within the local streets past the residential properties is adjudged to be completed to a satisfactory level.

Extension of kerb and gutter along main roads is still to be completed in Windsor and Richmond where provision of funding is undertaken in conjunction with the Department of Main Roads. This funding has never kept abreast of development.

An amount of \$335,000 (three hundred and thirty five thousand dollars) has been provided in the 1987/88 Loan Programme for these works.

The following programme is submitted as the work that should be undertaken:-

1. Eldon Street, Pitt Town - Chatham Street to
Bathurst Street - K & G and stormwater pipeline
already approved \$8,500
(eight thousand five hundred dollars)
2. North Richmond - completion of K & G, Charles
Street and Elizabeth Street including associated
roadworks \$18,000
(eighteen thousand dollars)
3. 68-72 George Road, Wilberforce - K & G
(See report Ordinary Meeting, 8 March, 1988) \$3,738
(three thousand seven hundred and thirty eight dollars)
4. Infill K & G No. 60-76 George Road, Wilberforce \$9,000
(nine thousand dollars)
5. 60 Panorama Crescent, Freemans Reach - completion
of drainage along rear of properties \$3,200
(three thousand two hundred dollars)
6. Drainage extension Ti-Tree Place, Wilberforce
(industrial area) \$16,345
(sixteen thousand three hundred & forty five dollars)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

7. Lot 190 Lt. Bowen Drive, Bowen Mountain - drainage work
\$7,350
(seven thousand three hundred & fifty dollars)
8. Morunga Park, Keda Circuit - stormwater drainage
\$13,000
(thirteen thousand dollars)
9. Mileham Street, Windsor - complete K & G at Anderson Place and at Woods Road incl. sealing of road shoulder
\$18,000
(eighteen thousand dollars)
10. George Street, Windsor - South Windsor shops K & G replacement (see report)
\$19,000
(nineteen thousand dollars)
11. Moray Street, Richmond - Richmond Public School Windsor Street - Francis Street - K & G
\$21,600
(twenty one thousand six hundred dollars)
12. Bourke Street, Richmond K & G and shoulder seal adjacent Pound Paddock
\$10,700
(ten thousand seven hundred dollars)
13. Drainage Nos. 42 and 56 Golden Valley Drive, Glossodia
\$16,500
(sixteen thousand five hundred dollars)
14. Longleat Road, Kurmond K & G east side of Bells Line of Road to Erica Street K & G
\$33,840
(thirty three thousand eight hundred & forty dollars)
15. Macquarie Road, Wilberforce side 11 Coburg Road K & G and road pavement
\$12,250
(twelve thousand two hundred & fifty dollars)
16. Golden Valley Drive K & G opposite shopping centre and past public school
\$33,477
(thirty three thousand four hundred & seventy seven dollars)
17. Richard Street, Richmond K & G and pavement sealing
\$18,000
(eighteen thousand dollars)
18. Kurrajong - complete footpath in commercial area
\$6,000
(six thousand dollars)
19. George Street, Windsor - concrete footpath - Yarrawonga - Ham Street - west side
\$8,500
(eight thousand five hundred dollars)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

20.	Warks Hill Road K & G and shoulder seal - north side - Bennett Lane to Bells Line of Road	\$58,000 (fifty eight thousand dollars)
	TOTAL	\$335,000 (three hundred & thirty five thousand dollars)

Recommendation

That the Programme of kerb and gutter and footpath construction and drainage works be adopted.

ITEM 2: (File 665-2316)

SUBJECT: WIRE LANE - SETBACK OF TREES TO SAFE DISTANCE

REPORT (S.E.)

Wire Lane was reconstructed over its full length of 1.3 km (one point three) during the latter part of 1986.

The road was designed in accordance with Main Road Form No.892 "Data for design of two lane rural roads" and generally the following basic criteria applied to the design of the road:-

Horizontal alignment: straight - no curves
Vertical alignment: maximum grade 5.3% (five point three) (minor)
Pavement width (bitumen): 6.2 metres (six point two)
Formation width (pavement and shoulders): 8.6 metres (eight point six)
Design Speed: 60 kph (sixty)

All existing trees within a 2 (two) metre corridor (maximum) from the edge of the bitumen were removed during construction. This policy was adopted to satisfy :-

1. Recommended safety margins for roadside obstacles (this width allows a vehicle to stop without obstructing traffic flow)
2. Environmental considerations relating to Part V of the Environmental Planning and Assessment Act, 1979

Wire Lane is in relative terms a low volume local connector road with excellent sight distance characteristics. It is acknowledged that heavy vehicle movements do represent a proportion of the overall daily traffic composition, however, the high standards of construction alluded to above more than compensate for this, and it is not considered that the existing trees within the road reserve corridor represent a danger to the travelling public with the corridor providing an attractive vista to the locality.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

Recommendation

That the report on the trees in Wire Lane be received.

ITEM 3: (File 5877-3(C), 5987-0(C))

SUBJECT: ACCESS TO MR 181 - H. & I. HABICHT

REPORT (S.E.)

Mr. & Mrs Habicht own Portion 7 Parish of Wonga, access to which is by a Crown Road off MR181 approximately 3.8 (three point eight) kilometres from Webbs Creek Ferry.

Habicht constructed approximately 200 (two hundred) metres of the Crown Road from Portion 7 to MR181 but later discovered that a strip of privately owned land about 3 (three) metres wide intervened between the Crown Road and MR181. Negotiations with the owner of the strip have been unsuccessful and the owners of Portion 7 have requested Council's assistance as the only alternative is the construction of an additional 150 (one hundred & fifty) metres of the Crown Road in the steep, rocky country and involving a creek crossing. Mr. & Mrs Habicht have also pointed out that the additional construction may also create an ugly scar adjacent to and paralleling MR 181.

A plan will be displayed at the meeting.

The strip of land between the two roads comprises part of Lot 2 DP530810 owned by Mr. & Mrs Polley, with the bulk of the 38 (thirty eight) hectare property lying on the opposite side of MR 181.

It is economically and environmentally desirable to limit the length of construction.

Recommendation

That Council assist the owners of Portion 7 Parish of Wonga to acquire access across part of Lot 2 DP530810, between the Crown Road giving access to Portion 7 and MR181, subject to the owners of Portion 7 agreeing to meet all of the costs involved in the negotiation and acquisition.

ITEM 4: File 665-2102

SUBJECT: UPPER MACDONALD ROAD

REPORT (S.E.)

Council, in regard to a report on the condition of the bridge and river crossings in the Upper Macdonald area at the meeting held on the 9th

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

February, 1988 resolved that quotes be invited for a study on the action that should be taken to improve the river and creek crossings on the Upper Macdonald Road and Gorricks Run.

A short brief was prepared and forwarded to 4 (four) Engineering Consultants seeking a submission, including cost, as to the course of action that should be considered by Council. The Consultants were provided with brief details of both the Upper Macdonald Road and Gorricks Run indicating the location of bridges and river crossings as follows :-

Upper Macdonald Road

Chainage

00	St. Albans Road at St. Albans - Bridge
526	Wooden bridge 8.7 x 4 (eight point seven by four) (Morris Bridge)
7,636	Wooden bridge 62 x 4 (sixty two by four) (Bent Bridge)
7,757	Kandeer Road on right
8,728	Gorricks Run on left
12,590	Wooden bridge 41.5 x 4 (forty one point five by four) (double deck or Greg. Bailey's Bridge)
14,777	Wooden bridge 6.7 x 5.5 (six point seven by five point five) (Bruce Thompson's bridge)
20,497	Wooden bridge 11 x 3.6 (eleven by three point six) (Sternbeck's bridge)
22,389	Ford 90 x 5 (ninety by five) sand bed
24,729	Ford 70 x 5 (seventy by five) stone bed
25,629	Ford 100 x 5 (one hundred by five) sand bed
25,649	Melon Creek Road on left
25,699	Ford 30 x 4 (thirty by four) sand bed

Gorricks Run

Chainage

00	Upper Macdonald Road
200	Causeway 65 x 5 (sixty five by five) stone bed
638	Causeway 10 x 4 (ten by four) stone bed
3,240	Causeway 4 x 4 (four by four) stone bed
4,276	Causeway 6 x 4 (six by four) concrete bed
4,626	Ford 6 x 4 (six by four) stone bed

A deadline of Monday, 22 February, 1988 was given to the Consultants with the four responses being received as follows :-

Cameron McNamara Pty. Ltd.
84 Pacific Highway,
NORTH SYDNEY.

Study Aims

The aims of the current study are two-fold covering :-

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

- detailing of the present condition and problems associated with the existing crossings:
- presentation of options leading to an appropriate philosophy on actions for Council regarding the crossings. Such options could range from "do nothing" to construction of a high level bridge at each crossing.

The final report document is viewed as an engineering report utilising a simple photostat presentation with simple graphics. Preliminary cost estimates, for Council's guidance, are envisaged though preliminary design of bridge structures is not envisaged at this stage.

Hawkesbury Shire figures indicate fourteen road crossings are involved. The crossings are either over the main streams (Macdonald River, the creek parallel to Gorricks Run) or small tributary creeks flowing to the main streams. The crossings could be classed as:

- Upper Macdonald Road - Macdonald River (main stream) - 3
(three) bridges and 3 (three) fords
- Tributaries - 3 (three) bridges and 1 (one) ford
- Gorricks Run
- Mainstreams - 3 (three) fords (including Macdonald River)
 - Tributaries - 2 (two) fords

Our discussions indicate that approximate population served by the two roads, above "Bent" bridge, the most downstream crossing could be classed as:

- permanent residents - about 30 (thirty) people
- regular "weekender" visitors - about 30 (thirty) to 35 (thirty five) people

The road and crossings is however the only access to this population even though it is small.

"Bent" bridge is aptly named and displays somewhat euphemistically, "severe structural distress". Clearly the central piles have been undermined during a flood, the bridge displaced and distorted and the sediment deposited around the piles on the fall of the flood.

The aim of the study is to address suitable options at each of the above crossings.

Issues identified are population served, sediment, transport and geomorphology and determination of appropriate structures. An important study undertaken on the Wollombi Brook Crossing at Bulga is relevant in respect to the following statement. "At this site the geomorphologically active nature of the river has necessitated extensions of the bridge on three occasions. Our work involved location of a more stable crossing and determination of appropriate openings and locations to minimise scouring."

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

The quotation for the work is for a lump sum fee of \$18,400 (eighteen thousand four hundred dollars) as follows:

Present Conditions	\$2,900
(two thousand nine hundred dollars)	
Appropriate Structure Levels	
- Hydrology	
- Water Levels	\$2,400
(two thousand four hundred dollars)	
- Survey (using registered surveyors)	\$2,500
(two thousand five hundred dollars)	
Population Served	\$ 400
(four hundred dollars)	
Sediment Transport considerations	\$3,700
(three thousand seven hundred dollars)	
Appropriate Structures	\$3,000
(three thousand dollars)	
Preliminary Costing	\$1,500
(one thousand five hundred dollars)	
Reporting of Results	\$2,000
(two thousand dollars)	
Total	\$18,400
(eighteen thousand four hundred dollars)	

Sinclair Knight & Partners,
1 Chandos Street,
ST. LEONARDS. 2065

This firm has set out their method of approach as follows:-

It is proposed to undertake this study with the following key tasks:

- . Initial discussions with and briefing by Council engineers to agree on particular requirements for the crossings and for Council to provide any details of the existing roads and bridges which may assist the study
- . Initial visit by Project Manager to each of the crossing sites to assess and record state of each crossing structure, nature of bed and founding material and physical features which may influence the design
- . Preliminary survey of each site to record approximate road and water-way alignments, existing crossing dimensions and details and any features which may influence the design of an improved crossing
- . If acceptable to Council, discuss with local residents the shortcomings (if any) of the existing crossings and to determine the historical flood levels of the crossings
- . Discussions with Department of Water Resources to collect relevant flooding information and to determine their requirements for creek and river crossings

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

- . Preliminary hydrological assessment of each of the crossings to determine approximate theatrical flood heights and velocities for say 1, 5 and 50 (one, five and fifty) year recurrence intervals
- . Desk top assessment of suitability of existing crossings to provide required level of service
- . For sites which prove unsuitable for agreed criteria, review suitable crossing options and establish minimum cost appropriate option to meet criteria
- . Prepare cost estimates for the proposed works at each site
- . Submit draft report for review by Council's Shire Engineer and meet with Council engineer to discuss the findings
- . Submit final report

A period of 8 (eight) weeks for the study is given at a lump sum fee of \$14,800 (fourteen thousand eight hundred dollars), as follows :-

Initial Discussion	\$315
(three hundred and fifteen dollars)	
Preliminary Survey	\$856
(eight hundred and fifty six dollars)	
Detailed Survey & Data Preparation	\$4,420
(four thousand four hundred and twenty dollars)	
Engineering Evaluation	\$5,315
(five thousand three hundred and fifteen dollars)	
Preparation of Report	\$2,805
(two thousand eight hundred and five dollars)	
Expenses	\$1,100
(one thousand one hundred dollars)	
Total Fee	\$14,811
(fourteen thousand eight hundred and eleven dollars)	
Lump Sum Fee Say	\$14,800
(fourteen thousand eight hundred dollars)	

The firm, Sinclair Knight, undertook the design and implementation of the Pitt Town Sewerage extension, while Maunsell & Partners undertook the Grose River Bridge study.

Maunsell & Partners,
5 Habourview Crescent,
MILSONS POINT. 2061

In their submission the following statement would be relevant to Council's concern:-

"Recent minor flooding in the Macdonald River has caused serious concern about the state of the river and creek crossings. The risk of washing

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

away in a major flood is seen to be high and, as these roads are the only means of access to homes and properties in the upper valley, loss of the structure would have a devastating effect on the people concerned. Consequently, although the number of people affected is small, the effects are great and so Council is faced with the prospect of having to spend relatively large sums of money on a small number of its ratepayers."

The study indicates three stages:-

- . allow a staged approach to be taken to the study
- . provide convenient review points for the Council to ensure that the study is progressing in accordance with its requirements
- . allow the Council to determine the degree of detail which can be financially justified

Reference is made to the need for a geotechnical survey at each bridge site, which is estimated to cost approximately \$6,500 (six thousand five hundred dollars) per bridge site.

An effort has been made to give indication of the cost of replacement of the 3 (three) existing bridges based on spans of 15-20 (fifteen - twenty) metres at a cost per square metre of deck area of \$800 (eight hundred dollars).

Bridge	Estimated length of replacement bridge	Estimated replacement cost
"Bent Bridge"	90 (ninety) metres (three hundred and fifty thousand dollars)	\$350,000
"Double Deck"	60 (sixty) metres (two hundred and fifty thousand dollars)	\$250,000
"Sternbecks"	60 (sixty) metres (two hundred and fifty thousand dollars)	\$250,000

Causeways

The cost of repairs or upgrading of causeways is difficult to estimate at this time because the existing crossings were under water at the time of inspection by Maunsell. However, as an indication of likely costs of upgrading, the cost of a simple single lane concrete causeway (with appropriate scour protection and energy dissipator) assuming minimal river bed preparation is estimated to be \$300 (three hundred dollars) per metre length.

A detailed timetable for the work is given with the cost of the initial study set at an upper limit of \$12,210 (twelve thousand two hundred and ten dollars).

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Rosier Consultants Pty. Ltd.,
191 Church Street,
PARRAMATTA. 2150

The report is presented in the form of three order of costs:-

- (1) Visual inspection of 14 (fourteen) sites, including photographs of each, preparation of a brief report including suggestions for work at each site and a rough estimate of the costs.

\$8,500.

(eight thousand five hundred dollars)

OR

- (2) Visual inspection of 14 (fourteen) sites, including photographs of each, measuring basic dimensions and levels, preparation of sketch plan of each crossing showing basic dimensions and levels, quick estimate of expected flood levels where possible and preparation of a detailed report, including recommendations for work at each site and an estimate of the costs.

\$15,500

(fifteen thousand five hundred dollars)

OR

- (3) Inspection and brief report only (as in 1) for some sites and inspection and detailed report (as in 2) for the remainder.

Price to be calculated on the basis of \$1500 (one thousand five hundred dollars) + (\$500 (five hundred dollars) x number of sites requiring brief report + (\$1000 (one thousand dollars x number of sites requiring detailed report)).

The firm, Sinclair Knight, undertook the design and implementation of the Pitt Town Sewerage extension, while Maunsell & Partners undertook the Grose River Bridge study.

With regard to the submissions received and in consideration of the approaches proposed and costs, it is considered that Council would be best served in accepting the submission of Maunsell & Partners.

In respect to this matter there are many factors that should be addressed at this stage prior to making a decision to proceed.

- (a) The effect both in the short and long term of the recent State Government action to declare the surrounding land as National Parks and State Recreation Area. This may result in increased tourist traffic to the area from people and organisations without local ties.

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- (b) The benefit cost of any works proposed in relation to the population distribution and the competing needs for work in other locations, in particular where a higher benefit is achieved. In this respect the Valley has an estimated (A.B.S. adjusted) population of 380 (three hundred and eighty).
- (c) The destructive element of major river flooding not only in respect to structures across the river, but on the arable land of the flood plain of the river with resultant economic effect to the landowners concerned.
- (d) Various needs in respect to the St. Albans area where action in recent years has been directed towards the extension of the bitumen seal from Webbs Creek to St. Albans along the main road. The representations in respect to Settlers Road where deterioration of the gravel pavement is a matter of concern. This road is continuing to provide not only for local traffic, but as a circular route for visitors to the area.

There is also a need for works on Webbs Creek Road (length 18.42 eighteen point four two) km) and Wrights Creek Road (length 8.81 (eight point eight one) km) which again extends along the river valley to serve a sparsely settled community.

- (e) The difficulty Council will have in voting works from within loan borrowing programmes in view of the demands on these funds.

As a result of the further damage to the "bent bridge" a quotation has been obtained for the driving of 4 (four) raking piles on the downstream side of the existing bridge and 2 (two) complimentary raking piles on the upstream side to strengthen the structure as it now stands on the basis that the load limit could be raised to a far higher limit, with even the possibility of it being removed. The estimated cost of this work is \$15,000 (fifteen thousand).

In view of the debris build up and subsequent bed scour during river rises no guarantee can be given in respect to prolonged life for the structure.

Arrangements were made prior to Christmas to open up the adjacent causeway crossing, but river conditions up until the date of this report have prevented Council effectively attending to this work.

In conclusion, it is therefore considered Council should (1) concentrate its concern on action to provide replacement for the "bent bridge" with determination of the source of funding, or (2) undertake only maintenance repairs to the timber bridges and leave all other existing crossings as causeways at water level.

Recommendation

THAT THE "BENT" bridge be strengthened by driving of additional supporting piles.

HAWKESBURY SHIRE COUNCIL

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That upon completion the load limit restriction on the bridge be reviewed.

ITEM 5: (File S88/14)

SUBJECT: SUBDIVISION - LOT 1 DP544786 AND LOT 2 DP749146
PITT LANE, NORTH RICHMOND. APPLICANT: D. MATTHEWS
& ASSOCIATES FOR MIRVAC HOMES PTY LTD.

REPORT (S.E.)

This subdivision proposes to create 47 (forty seven) lots, 45 (forty five) residential lots ranging in area from approximately 660.8 (six hundred and sixty point eight) square metres to 5363 (five thousand three hundred & sixty three) square metres, 1 (one) lot of approximately 7766 (seven thousand seven hundred & sixty six) square metres for villa development and a public reserve lot of approximately 3.82 (three point eight two) hectares along the river. The rear of the large lots backing onto the reserve are flood prone, but all have a flood free building area. The proposal involves the opening of 2 (two) cul-de-sacs of approximately 510 (five hundred & ten) metres and 50 (fifty) metres. All but one of the lots gain access from the new roads creating an identifiable precinct with a single access to Pitt Lane.

The development application is the subject of a separate report to this meeting and the two reports should be considered in conjunction with each other.

Recommendation

The application to subdivide Lot 1 DP544786 and Lot 2 DP749146 Pitt Lane, North Richmond to create 46 (forty six) lots, ranging in area from approximately 660.8 (six hundred and sixty point eight) square metres to 7766 (seven thousand seven hundred & sixty six) square metres plus a lot of approximately 3.82 (three point eight two) hectares for public reserve be approved subject to:

1. Compliance with Conditions of the Development Consent.
2. The submission of a Subdivider/Developer Certificate (a certificate under Part 3, Division 2, Section 27 of The Water Board Act, 1987).
- 3-10 Standard conditions (subdivision) (i),(iii),(v),(vi),(vii), (ix),(x),(xi) [(complete with a reinforced concrete pavement)].
- 11-16 Standard Conditions (Road Opening) (i),(ii),(residential),(iii), (and pathways), (v) (to be advised) (vi),(vii).
17. Construction of concrete kerb and gutter, sealed road shoulder and any necessary drainage fronting lot 46 to Pitt Lane.
18. Full width construction of Pitt Lane south west of Riverview Street including any traffic control measures considered necessary by the Shire Engineer.

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19. The head of the cul-de-sac fronting lots 44,45 and 46 being modified to permit the construction of an 8.5 (eight point five) metre radius kerb line and to maintain a minimum footway width of 3.5 (three point five) metres.
20. Access to lot 1 being via a right of way over the access strip to lot 1 DP749146 or via an access strip off the new road.
21. The access strips to lots 30 and 31 being a minimum of 2.5 (two point five) metres wide and reciprocal rights of way being created over the lots.
22. The pathway between lots 14 and 15 being relocated so that its northern side meets the north western boundary of Pitt Lane.
23. The relocation of services to lot 1 DP749146 clear of the lots in this subdivision or the creation of easements in lieu.
24. Payment of a road inspection fee of \$3175 (three thousand one hundred & seventy five dollars) when submitting engineering plans for approval.
25. Evidence of the payment of the Building Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to release of the engineering plans.

ITEM 6: (File S88/13)

SUBJECT: SUBDIVISION LOT 1 IN A SUBDIVISION OF PORTION 129
PARISH HAM COMMON DRIFT AND CASTLEREAGH ROADS,
RICHMOND. APPLICANT: JOHN BOWDEN & CO FOR P. CASE

REPORT (S.E.)

This subdivision proposes to create 27 (twenty seven) residential lots, 25 (twenty five) of approximately 1000 (one thousand) square metres, 1 (one) of approximately 1100 (one thousand one hundred) square metres and 1 (one) of approximately 1150 (one thousand one hundred & fifty) square metres and involves the opening of 2 (two) new roads approximately 140 (one hundred & forty) and 115 (one hundred & fifteen) metres long with a single access point off Drift Road. Access is to be denied to Castlereagh Road.

The applicant proposes that the new roads be 17 (seventeen) metres wide.

Recommendation

The application to subdivide lot 1 in a subdivision of Portion 129 Parish Ham Common to create 27 (twenty seven) residential lots ranging in area from approximately 1000 (one thousand) square metres to 1150 (one thousand one hundred & fifty) square metres be approved subject to:-

1. Compliance with Conditions of Development Consent No.102/1988 dated 4th March, 1988.
2. The submission of a Subdivider/Developer Certificate (a certificate under Part 3, Division 2, Section 27 of The Water Board Act, 1987.

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- 3-10 Standard Conditions (Subdivision) (i),(v),(vi),(vii), (viii),(ix), (x),(xi) ([complete with a reinforced concrete drive]).
- 11-16 Standard conditions (Road Opening) (i),(ii)(residential),(iii),(v) (to be advised),(vi), (vii).
- 17. The cul-de-sac bubbles having a minimum diameter of 24 (twenty four) metres at the street alignment.
- 18. Payment of a Road Design Checking and Inspection Fee of \$1805 (one thousand eight hundred & five dollars).
- 19. Evidence of the payment of the Building Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to release of the engineering plans.

ITEM 7: (File S86/33)

SUBJECT: SUBDIVISION LOTS 1 & 2 DP634053 PECKS ROAD, NORTH RICHMOND. OWNER: HAWKESBURY VALLEY HOLDINGS (NO.2) PTY LTD

REPORT (S.E.)

The application to subdivide was approved by Council at its Ordinary Meeting on 13th May, 1986. The report stated that the new cul-de-sac was to be 18 (eighteen) metres wide while Condition 15 stated in part that the extension of Pecks Road was to be 20 (twenty) metres wide.

The applicant's consultants have requested that the road widths be reduced to 16 (sixteen) metres wide and 18 (eighteen) metres wide respectively and point out that these were the widths shown on the submitted plan. Engineering plans have already been submitted based on the requested widths and quite considerable work would be required to amend these.

The new cul-de-sac serves only 13 (thirteen) lots. The consultant has adopted an 8 (eight) metre wide pavement with the additional width being added to the footway to provide 4 (four) metres on each side.

The normal width of the Pecks Road extension could be either 20 (twenty) metres with a 13 (thirteen) metre wide pavement or 18 (eighteen) metres with an 11 (eleven) metre wide pavement depending on the ultimate usage. Survey shows that the existing pavement width in Pecks Road is 11 (eleven) metres at its connection point to the subdivision and even less to the east. It is also understood that agreements with Prospect County Council in relation to roadworks etc, for the substation site on lot 17 are based on an 18 (eighteen) metre road reserve.

Recommendation

1. That Council endorse the Shire Engineer's action in processing Road Design plans based on a cul-de-sac width of 16 (sixteen) metres and a width of 18 (eighteen) metres for Pecks Road extension.

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2. Council amend Condition 15 of its approval conveyed by letter dated 1st July, 1986, by deleting 20 (twenty) metres and inserting 18 (eighteen) metres in lieu.

ITEM 8: (File S87/77)

SUBJECT: CONSTRUCTION OF ROBERTS CREEK ROAD COVERED BY A
CONTRIBUTION - SUBDIVISION OF LOT 5 DP260654
ROBERTS CREEK ROAD, EAST KURRAJONG

REPORT (S.E.)

To obtain release of the linen plan for the above subdivision the applicant paid a contribution of \$18,000 (eighteen thousand dollars) in December, 1987, for roadworks.

In conjunction with a further subdivision of the land, the new owners are required to provide additional road construction to the north.

John Bowden and Co, by letter dated 7th March, 1988, have offered to carry out the Design and Construction of the work covered by the contribution for \$17,500 (seventeen thousand five hundred dollars).

The \$18,000 (eighteen thousand dollars) contribution is to cover 80 (eighty) metres of full width rural road and 116 (one hundred & sixteen) metres of half width rural road, including necessary drainage and was estimated assuming its construction in conjunction with the balance of the road.

The quotation submitted by John Bowden and Co is considered to be reasonable and is recommended for acceptance.

Recommendation

- A. That Council accept the quotation of John Bowden & Co of \$17,500 (seventeen thousand five hundred dollars) covering -
1. Engineering design and set out.
 2. Full width construction of Roberts Creek Road from the end of existing bitumen to the start of lot 1 DP773797.
 3. Half width construction of Roberts Creek Road fronting lot 1 DP773797.
 4. Culverts as required.

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ITEM 9: (File 665-731)

SUBJECT: GEORGE STREET, WINDSOR - SOUTH WINDSOR SHOPS

REPORT (S.E.)

A request has been submitted for repair of the road pavement in front of the kerb and gutter near the post office agency.

An inspection of the road shown that the gutter along both sides of the street between Campbell and Argyle Streets has moved and is cracked in a number of locations.

This road was resealed in 1982 and has performed remarkably well over the 6 (six) years to date. The pavement exhibits irregularities in respect to cross section alignment with a flat longitudinal grade such that water will remain lying in the gutter. Subject to reconstruction of selected parts of the parking lanes it may be possible to further extend the pavement life by application of another reseat and an asphaltic concrete surface overlay. This work will be noted for consideration when next year's roads programme is to be determined.

With regard to the kerb and gutter, a length of 84 (eighty four) metres has been identified on the eastern side (vicinity 496-500) for early replacement.

On the shop side, a length of kerb and gutter for 68 (sixty eight) metres between the drainage pit at Argyle Street and No. 493 has moved. The road shoulder will also have to be reconstructed.

These works are estimated to cost \$19,000 (nineteen thousand).

The amount of funds is outside the provision for kerb and gutter maintenance within the estimates and will have to be funded from the kerb and gutter and drainage programme. The amount has been included in the programme before Council.

Recommendation

That the report on the kerb and gutter and road pavement George Street, Windsor, past the South Windsor shops be received.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

ITEM 10: (File S2/10)

SUBJECT: SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

REPORT (S.E.)

		Date Application Received	Date Approved
S88/9	Applicant: Hawkesbury Shire Council Owner: Hawkesbury Shire Council & Triston Pty Ltd Land: Lots 1 & 2 DP593611 Cnr. Macquarie and Fitzgerald Streets, Windsor Subdivision to create two (2) lots	10/2/88	24/2/88
S88/5	Applicant: G.S. Williams & J. Earl Owner: E.J. & J.J. Earl and G.S. Williams Land: Lot 1 DP738390 & Lot 1 DP590236 Bellbird Avenue, Kurrajong Heights Subdivision to create two (2) lots	1/2/88	18/3/88
S88/7	Applicant: T.M. Clark Owner: W.A. Wiese & G.P. Wiese Land: Lots 6,7 & 8 DP242361 Midson and Old Pitt Town Roads, Oakville Subdivision to create three (3) lots	5/2/88	18/3/88
S87/25	Applicant: John Bowden & Co Owner: P & M Hawkins Land: Lot B FP 371562 Cnr King and Castlereagh Roads, Wilberforce		

This subdivision has been previously approved and involves the construction of 420m (four hundred and twenty metres) of road shoulder, kerb and gutter and associated drainage and filling of the lots.

The road pavement, drainage and the kerb and gutter has been completed, as has the filling. Final sealing and rectification of minor works remain outstanding.

S85/100 Applicant: Champion Real Estate Pty Ltd
Owner: Mrs P M Wrench & Mrs H K Thomas

HAWKESBURY SHIRE COUNCIL

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Land: Lot 2 DP 207735 & Portion 68 & 150 Parish Merroo,
Blaxlands Ridge Road, Kurrajong (Weatherboard Ridge
Road)

This subdivision has been previously approved and involves the construction of 1.3 (one point three) kilometres of rural road and associated drainage.

The works are substantially complete with minor rectification works and provision of guide posts and street signs outstanding.

S87/48 Applicant: R J M Dunlop
Owner: R J M Dunlop
Land: Lots 5 & 11 DP 760347 Blaxlands Ridge Road, Kurrajong
(Jacaranda Road)

This subdivision has been previously approved and involves the construction of 1.2 (one point two) kilometres of rural road and associated drainage.

The intersection with Blaxlands Ridge Road has been completed and is ready for sealing. The sandstone base course for the new road has been completed and the final FCR layer is being placed.

S86/122 Applicant: D Matthews & Associates
Owner: C Besseling
Land: Lot 239 DP 701968 Tizzana Road, Sackville North
(Madeline Place)

This subdivision has been previously approved and involves the construction of 330m (three hundred and thirty metres) of rural road and associated drainage.

The road pavement and drainage works are completed and await the final seal.

S87/40 Applicant: J Bowden & Co
Owner: Messrs Johnston, Brown & Woods
Land: Lot 2 DP 551199 Eldon Street, Pitt Town

This subdivision has been previously approved and involves the construction of approximately 100 (one hundred) metres of kerb and guttering, road shoulder and drainage, some of which is to be paid for by Council.

The drainage pipes have been laid, the road pavement boxed out and the sandstone base course is being placed.

Recommendation

The report on subdivisions approved under delegated authority be received.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

ITEM 11: (File 625-57)

SUBJECT: PROPOSED RESERVE - WESTERN SIDE OF BOWEN MOUNTAIN
REPORT (S.E.)

Council, at the Ordinary Meeting of 10th June, 1986, resolved:

"That Council accept care, control and management of the proposed reserve at Bowen Mountain.

That the plan of management be retention of the area as a bushland reserve with access to foot traffic and that continuation of hazard reduction programmes be undertaken as a bushfire mitigation measure."

Gazettal of the area (shown on a plan to be displayed at the meeting) was effected on 26th February, 1988, and the care, control and management devolves on Council under Section 344 of the Local Government Act, 1919.

Recommendation

That the gazettal of Reserve No. 100133 for Public Recreation on the western side of Bowen Mountain be noted.

ITEM 12: (File 665-827)

SUBJECT: HENRY ROAD, VINEYARD

REPORT (S.E.)

A report has been requested on drainage problems in Henry Road, Vineyard.

An open watercourse crosses the carriageway about 110 (one hundred & ten) metres down from Windsor Road.

Installation of a pipe would eliminate the gutter that forms across the road and provide improved travelling conditions. A request has also been submitted for provision of a sealed standing area for vehicles waiting to enter into the main road traffic.

Both these works could be undertaken in conjunction with the reconstruction of the intersection. The work must meet the requirements of the Department of Main Roads and is a condition of the development consent granted for the adjacent motel where agreement has not been reached in respect to payment of the cost of the work.

Recommendation

That the report on drainage Henry Road, Vineyard, be received.

HAWKESBURY SHIRE COUNCIL

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ITEM 13: (File 665-1409, 665-1620, 665-120)

SUBJECT: STORMWATER DRAINAGE - ARNDELL & NORTH STREET,
WINDSOR

REPORT (S.E.)

A report has been requested as to action that can be taken to improve the stormwater drainage that runs through properties 25-39 North Street.

Representations have also been received from Sue Hopkins, 29 North Street and P and Q Bruce, 25 North Street on this matter.

The existing situation is that a pipeline has been provided across Nos. 17 to 23 with capacity for 1 (one) in 1 (one) year storm frequency that discharges to an under road pipe near the North Street, Palmer Street intersection with filling having been placed over the pipe to provide vehicle access to the properties.

The inlet invert is at ground level at the northern boundary of No. 25 North Street and water ponds in this area with discharge between Arndell Street and the pipe by over land flow. It is not possible to extend the pipeline through these properties.

In consideration to undertaking work to improve the hydraulic capacity of the system the best proposition would be to remove the pipeline and revert to an open drain. This would require Council to construct small causeways at each driveway and reach agreement with the property owners. No easement exists over the pipelines with the work undertaken by the former property owner as a means of providing building platforms at R.L. 12.2 and for purpose of sale of the land.

To achieve improvement, it would require agreement of the owners concerned to these works with establishment of a formal easement to allow Council to enter and undertake work.

Some assistance could be provided by supply of soil to the owners of Nos. 25 and 29 North Street to fill minor depressions in the ground but any such improvement in No. 29 is negated by the keeping of a small pony on the property.

Recommendation

That the owners of properties 17-35 North Street be advised of details of the investigation that the owners Nos. 17-23 be requested to indicate their position in respect to removal of the existing drainage pipe.

That top soil be provided to the owners of Nos. 25 and 27 North Street to allow them to eliminate small hollows on their land, such filling to be spread by the property owners.

HAWKESBURY SHIRE COUNCIL

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ITEM 14: (File 625/207)

SUBJECT: HAWKESBURY DISTRICT NETBALL ASSOCIATION -
DRAINAGE WORKS

Advising that the Association wishes to undertake additional concrete paving around the amenities building at South Windsor Park to improve the drainage and overcome the muddy situation that develops in wet weather.

Advising that the work is estimated to cost \$10,616 (ten thousand six hundred & sixteen dollars) and seeking assistance towards the project from Council.

REPORT (S.E.)

As on previous occasions the Netball Association is prepared to contribute financially to the project. It is proposed that Council contribute \$5,000 (five thousand dollars) to the project with the funds provided from the contribution for acquisition and development of parks that have been collected for the Windsor area.

Recommendation

That a grant of \$5000 (five thousand dollars) be provided by Council towards concrete paving and drainage work at the amenities building South Windsor Park and the funds be voted from Parks & Gardens contributions for the acquisition and embellishment of parks.

ITEM 15: (File 1101-1, 2537c)

SUBJECT: W.J. & G.E. EWING - ACCESS TO LOT 101 KENTUCKY
DRIVE, GLOSSODIA

Making further representations concerning the access to their property requesting that the work be undertaken at no cost to them.

Pointing out that the installation of the stormwater drain and building up of the road prevented access and that, for road reconstruction works carried out on an adjacent roadway, reconstruction of the property entrances was undertaken by Council at no cost to the landowner.

The matter was previously reported to Council when it was resolved:-

"That Mr. & Mrs. Ewing, 13 Kentucky Drive, be advised that Council will construct a vehicular entry to their land on the basis of a contribution of 25% (twenty five) of the estimated cost of work i.e. \$495 (four hundred and ninety five)."

It is understood that the current owners moved onto the property after the reconstruction of the road with no requirement for a vehicular entry identified when road reconstruction was undertaken.

HAWKESBURY SHIRE COUNCIL

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Section 244(1) of the Local Government Act states.

Where the Council constructs or repairs a special crossing over a footway in any public road for the traffic of vehicles across the footway to or from any land, it may recover in any court of competent jurisdiction the cost of the construction or repairs as a debt from the owner of the land or where the crossing has been constructed or repaired at the request of the occupier of the land, from that occupier.

In re-assessment of this matter, it is considered that Council has been reasonable in reducing the cost required to be met by the landholder.

As currently, vehicles are being driven along the roadside verge in front of the adjacent property, it is proposed that Council undertake the work and recover the cost in accordance with the provisions of Section 244(1) of the Local Government Act.

This will still require agreement to be reached with the landowner as the work should be taken onto the property to improve the grading of the vehicular entrance.

Recommendation

Council adhere to its previous decision that Mr. & Mrs. Ewing, 13 Kentucky Drive, be advised that Council will construct a vehicular entry to their land on the basis of a contribution of 25% (twenty five) of the estimated cost of work i.e. \$495 (four hundred and ninety five).

ITEM 16: (File M130/16; 665/255)

SUBJECT: M.R. 184, MARCH STREET, RICHMOND - PROPOSED
WIDENING

REPORT (S.E.)

The Department of Main Roads has advised of a proposed widening of March Street (north eastern side) from Bosworth Street towards Chapel Street with a splayed corner at Bosworth Street.

The Department has also requested inclusion of the scheme in Council's Planning Scheme and referral of any relevant building, subdivision or development applications for consideration prior to determination.

Recommendation

That the proposed widening of March Street, Richmond, as shown in DMR Plan 0184.091.SP.0001 be shown on the relevant planning instruments provided that the Department of Main Roads provides an undertaking to acquire the land upon demand of the landowner within a reasonable time.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

ITEM 17:

SUBJECT: CORRESPONDENCE SUBMITTED FOR INFORMATION

1. DEPARTMENT OF AGRICULTURE - ANNUAL REPORT OF ACTIVITIES 1986-87 FOR THE NEW ENGLAND, HUNTER AND METROPOLITAN REGION. A10

Forwarding a copy of the Department's annual Report of Activities 1986-87 for the New England, Hunter and Metropolitan Region.

2. SHIRES ASSOCIATION OF NSW - LOCAL GOVERNMENT WELCOMES OPPOSITION COMMITMENT FOR INCREASED NOXIOUS WEEDS FUNDS. P182, H102

Advising of a promise by the Coalition Parties to double State Government funds to councils for the control of noxious weeds.

3. DEPARTMENT OF MAIN ROADS - DIRECTION TO RESTRICT. M130/1

Forwarding copies of Directions to Restrict for the reduction of the speed limit on Putty Road 38.2km to 44.1km north of Windsor in conjunction with roadworks, of 60kph on that length.

4. DEPARTMENT OF MAIN ROADS - TRAFFIC CONDITIONS AT INTERSECTION OF MACQUARIE, KABLE AND ROSS STREETS, WINDSOR. 665-1834

Advising that the Department proposes to provide exclusive right turn bays in Macquarie Street to improve sight distance to oncoming vehicles. This treatment should overcome the present problems and negate the need for a turning arrow into Ross Street.

5. WINDSOR CHAMBER OF COMMERCE - RECONSTRUCTION OF FOOTPATH IN GEORGE STREET. A7/20, 665-731

Thanking Council for the very good job done in the reconstruction of the eastern footpath in George Street between Fitzgerald Street and Coles car park entrance.

6. MINISTER FOR TRANSPORT - ROUNDABOUT AT THE INTERSECTION OF STAHL'S, BROOS, SMITH AND OAKVILLE ROADS, OAKVILLE. 665-266, 665-1507, 665-1943, 665-1948

Advising that the need for a roundabout cannot be established at this stage, however, the conditions at the intersection were reviewed at the October 1987 meeting of Council's Traffic Committee and it was resolved that signposting and linemarking would improve conditions, and that these works will be undertaken shortly.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION - 29/3/88

7. STATE OFFICE BLOCK - PUBLIC WORKS DEPARTMENT. P165

Advising of a new organisational structure for the Public Works Department including establishment of 4 (four) metropolitan regions located in Metropolitan West, with an office established at Blacktown.

8. SHOALHAVEN CITY COUNCIL - 28TH ANNUAL FLOOD MITIGATION CONFERENCE, NOWRA - 18, 19 & 20TH MAY, 1988. C48/2

Advising that the 28th Annual Flood Mitigation Conference will be held at Nowra from 18th to 20th May, and enclosing Registration Forms, Programmes etc. to be returned no later than the 15th April, 1988.

Inviting motions for inclusion in the Conference Agenda with the closing date being 15th April, 1988.

Recommendation

That the letters in this section be received and appropriate replies forwarded where necessary.

Report of the Local Traffic Committee Meeting held on Friday, 19 February, 1988 at 10.00am

PRESENT: Councillor H.J.M. Books, Chairman
Sgt. P. Biscoe, NSW Police
Mr. G. Smith, Dept. of Main Roads
Mr. W. Reardon, Dept. of Motor Transport
Mr. J.R. Gilmore, Shire Engineer

APOLOGIES: Mr. K. Rozzoli, M.P.

Moved by Councillor Books seconded by Mr. G. Smith that the minutes of the previous meeting held on 8 January, 1988 be confirmed.

DEVELOPMENT

ITEM 1: (File DA 28/88 and DA 61/88)
APPLICANT: CALTEX OIL [AUSTRALIA] PTY.LTD.
LAND & LOCATION: LOT 2, DP 16505 7 LOTS 2/4 & LOT 1 DP 537249
BELLS LINE OF ROAD, NORTH RICHMOND
SUBJECT: INSTALLATION OF UNDERGROUND DISTILLATE TANK
AND INSTALLATION OF GAS TANK

COMMITTEE'S RECOMMENDATION

THAT there is no traffic requirements subject to satisfactory arrangements for the unloading of fuel and gas to the tanks being contained within the property.

CORRESPONDENCE

ITEM 1: (File B26/1)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: BUS STOP - GEORGE STREET, WINDSOR

As the utilisation of this area is only one bus per weekday, requesting that the bus zone hours be curtailed allowing this space to be used for "1 hour parking" for the remainder of the day.

COMMITTEE'S RECOMMENDATION

ENQUIRIES TO BE made to the Hawkesbury Vally Bus Service to further ascertain their actual usage of this bus stop.

ITEM 2: (File T225)
CORRESPONDENT: J. MILLER, 39 GEORGE STREET, WINDSOR
SUBJECT: BEND IN GEORGE STREET AT INTERSECTION WITH
ARNDALL STREET

Advising that vehicles proceeding to and from Governor Phillip Park at this corner are travelling on the wrong side of the road. Requesting that the road centre line be marked.

COMMITTEE'S RECOMMENDATION

THAT CENTRELINE MARKINGS be provided on the approach to the intersection and continued northward to the crest in George Street.

ITEM 3: (File R190)
CORRESPONDENT: W.S. HILL & CO.
SUBJECT: ADVISORY SIGNS - SLOPES ROAD/MADDENS ROAD/
CROOKED LANE

Requesting provision of warning signs and guide posts on these roads to warn motorists of road conditions.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be referred to the Department of Main Roads for the provision of 80 kph speed limit.

ITEM 4: (File S87/100, T225)
CORRESPONDENT: BLAXLANDS RIDGE ACTION GROUP
SUBJECT: INTERSECTION OF WEATHERBOARD RIDGE ROAD
AND BLAXLANDS RIDGE ROAD

Requesting reduction of the speed limit to 60 kph over the 2.5km section of road from the Blaxlands Ridge Road/Comleroy Road intersection to the end of the Blaxlands Ridge "village".

COMMITTEE'S RECOMMENDATION

THE EXISTING SPEED zones are considered adequate in relation to the current roadside development and level of traffic utilising Comleroy and Blaxlands Ridge Roads both for local and main road use.

ITEM 5: (File T225)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: CREEK RIDGE ROAD, GLOSSODIA

Requesting consideration to reduction of the speed limit to 80 kph near the shop.

This matter was referred to the Department of Main Roads for further investigation.

The Dept. of Main Roads advised that it has investigated the matter and under their guidelines, the roadside development, notwithstanding the presence of a small local store, does not warrant the reduction of the speed limit, and is therefore not prepared to endorse the lower speed limit.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

ITEM 6: (File T225)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: INTERSECTION OF GEORGE & CAMPBELL STREETS,
SOUTH WINDSOR

Request for installation of a pedestrian crossing from McLeod Park across Campbell Street to the shops.

COMMITTEE'S RECOMMENDATION

THE LEVEL OF use by both traffic in Campbell Street and pedestrian traffic is below the warrant for the installation of the facility.

ITEM 7: (File T225)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: KURMOND ROAD, FREEMANS REACH

Request for reduction of 100 kph speed limit from Gorricks Lane to Singleton Road, in particular between Gorricks Lane and Geakes Road.

COMMITTEE'S RECOMMENDATION

THAT THE DEPT. of Main Roads be requested to review the area with consideration given to the provision of an 80 kph speed limit between Gorricks Lane and Geakes Road.

ITEM 7: (File T225)
CORRESPONDENT: NIGHTFILL STAFF - COLES, RICHMOND
SUBJECT: REQUEST TO ALLOW PARKING ON BUS ZONE
AT NIGHT

Requesting that the Bus Zone outside Coles at Richmond be left unrestricted for the time that zone is not utilised at night so that they can park there in safety.

The Department of Motor Transport advised that the last bus uses the zone at about 6.20 pm.

COMMITTEE'S RECOMMENDATION

THAT THE BUS zone be changed to a bus zone for the following hours - 6.30 am to 6.30 pm Monday to Friday, and 8.30 am to 12.30 pm on Saturdays.

(This will allow vehicles to park without restriction outside these hours.)

ITEM 8: (File T225)
CORRESPONDENT: NSW POLICE DEPT.
SUBJECT: NO STANDING - POLICE VEHICLES EXCEPTED -
WINDSOR POLICE

Requesting the removal of the zone on the north side of Court Street at the Windsor Police Station.

COMMITTEE'S RECOMMENDATION

THAT THE "No Standing Zone Police Vehicles Excepted" in Court Street outside the Windsor Police Station be removed, and the area revert to ordinary parking.

The meeting closed at 10.41 am.

Report of the Local Traffic Committee Meeting held on Friday, 18 March,
1988 at 10.00am

PRESENT: Councillor R.F. Rotherham, Chairman
Sgt. W. Pakes, NSW Police
Mr. G. Smith, Department of Main Roads
Mr. W. Reardon, Department of Motor Transport
Mr. J.R. Gilmore, Shire Engineer
Mr. M. Coulter, Deputy Shire Planner

APOLOGIES: Councillor H.J.M. Books

Moved by Mr. G. Smith seconded by Mr. J.R. Gilmore that the minutes of the previous meeting held on 19 February, 1988 be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 47/88)
APPLICANT: RIVERSTONE MEAT COMPANY
LAND & LOCATION: PROPOSED LOT 101, OFF RICHMOND ROAD,
SOUTH WINDSOR
SUBJECT: HOTEL AND 44 ROOM GUEST HOUSE

Comments received from the Department of Main Roads :-

The Department has no objection in principle to the proposed development, however, the following deficiencies have been noted and should be rectified prior to Council issuing a development consent :-

1. On applying Council's parking policy to this development, it has been calculated that the total requirement for parking spaces is approx. 235 (two hundred & thirty five) spaces. Only 161 (one hundred & sixty one) spaces have been provided, a deficiency of 74 (seventy four) spaces. Given the location of the development, and subsequent lack of public transport in the area, this shortfall is considered unsatisfactory.
2. Entry/exit widths are satisfactory, however, to cater for any queuing which may occur at the hotel set-down point, the entry driveway should be located approximately 15 (fifteen) metres to the north-east. The entry and exit points should also be clearly defined as one-way movements.
3. A clockwise one-way movement around the hotel complex is not clearly defined and could lead to possible conflicts.
4. The hotel loading dock does not have sufficient area for a large single unit truck to manoeuvre without disrupting traffic flow.
5. The drive-in bottle shop has only a one-lane operation which would lead to queuing into the thru traffic lane. The Traffic Authority requires a minimum two-lane operation with lane widths of not less than 3.0M (three).
6. Guest house parking bays are not clearly defined. These spaces (1 (one) per unit) should be suitably marked and located as close as possible to the guest house building.

7. No provision has been made for tourist coaches. It is considered that on-site parking for at least two coaches would be advisable given the tourist orientation of the Hawkesbury area.

8. No provision has been made for disabled parking. A minimum of 2 (two) spaces should be provided as close as possible to the hotel complex.

An amended plan showing a revised layout should be referred to the Traffic Committee for comment prior to Council issuing development consent.

The Department also requires that :-

1. A type 4 (four) intersection be constructed at the intersection of the proposed road with Richmond/Blacktown Road prior to the development becoming operational. Design and construction work shall be at no cost to the Department and detailed engineering plans are to be submitted to the Department's Blacktown Divisional Office for approval prior to commencement of construction.

2. Application for any advertising signs visible from Richmond/Blacktown Road to be referred to the Department for comment. It was suggested that discussion should be held with Council's Town Planning Department and Committee Members on these matters, and that a new plan be resubmitted back to the Committee for further consideration.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred back for redesign of the layout to address the questions of on site parking and access with the view of elimination of the possibility of on street parking.

CORRESPONDENCE

ITEM 1: (File T225)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: SPEED LIMITS IN MARAYLYA

Refers to a letter from Mrs. P. Maher of 13 Whitmore Road, Maraylya requesting a review of the speed limits in the Maraylya area.

The area is subject to speed zoning providing for 80 kph limits and 100 kph limits, with the 80 kph limits applying to the more densely populated area, and that since receipt of the letter a 60 kph speed zone has been introduced past the Maraylya Public School to Boundary Road.

COMMITTEE'S RECOMMENDATION

THAT MRS. MAHER be advised of the current situation.

ITEM 2: (File T225, 665-723)
CORRESPONDENT: DEPARTMENT OF MAIN ROADS
SUBJECT: SPEED LIMIT ON GROSE WOLD ROAD

Supporting the reduction of the 100 kph speed limit to 80 kph on Grose Wold Road and Grose River Road with a short section of 60 kph on Grose Wold Road near Grose Vale Road.

COMMITTEE'S RECOMMENDATION

THAT the Department of Main Roads' proposal be endorsed.

ITEM 3: (File C40/11)
CORRESPONDENT: AUSTRALIAN BICENTENNIAL AIR SHOW
SUBJECT: ALTERED TRAFFIC CONDITIONS

Requesting the following proposals be accepted :-

1. That Windsor Street be closed between the hours of 8.00 am and 6.00 pm on Wednesday - Friday, 12, 13 and 14 October, 1988. Closure should extend from Percival Street to Pitt Street.
2. That Blacktown-Richmond Road (MR 537) be closed from the Driftway to Bourke Street from 7.00 am on Saturday, 15 October to 9.00 pm on Sunday, 16 October, 1988.

3 (three) entrance gates would be operated into the car parking areas from the section of the Blacktown-Richmond Road, in addition to an entrance from Racecourse Road.
3. That part of Lennox Street, Richmond be closed between Paget Street and Bourke Street from 7.00 am on Saturday, 15 October to 9.00 pm on Sunday, 16 October, 1988.
4. Detailed traffic flow plans, including detour arrangements for non-Air Show traffic, and police control points to be presented by Department of Main Roads be endorsed.

COMMITTEE'S RECOMMENDATION

1. THAT THE REQUEST for closure of Windsor Street between the hours of 8.00 am and 6.00 pm on the 12, 13 and 14 October be refused. (With regard to a possible problem in respect to pedestrian access across the road, it is considered the matter could be adequately dealt with by the Local Controller, Windsor Police.)
2. THAT THE CLOSURE of Blacktown-Richmond Road from The Driftway to Bourke Street from 7.00 am on Saturday, 15 October to 9.00 pm on Sunday, 16 October, 1988 be approved.

3. THAT THE CLOSURE of part of Lennox Street, Richmond between Paget Street and Bourke Street from 7.00 am on Saturday, 15 October to 9.00 pm on Sunday, 16 October, 1988 be approved. (Traffic will be able to cross Lennox Street at Moray Street).

4. THAT THE TRAFFIC flow plans be received. (Plans will be displayed)

ITEM 4: (File C40/11)

CORRESPONDENT: AUSTRALIAN BICENTENNIAL AIR SHOW

SUBJECT: ADDITIONAL NO STOPPING RESTRICTIONS

Requesting additional No Stopping zones be introduced on Saturday and Sunday, 15 and 16 October, 1988 as follows :-

- . Macquarie Street, Windsor (MR 184)
- . Part of Richmond-Blacktown Road
- . Richmond-Windsor Road
- . Percival Street and Dight Street
- . Part of March Street, Richmond
- . Bourke Street, Richmond
- . Part of Londonderry Road (SR 2063)
- . Part of Castlereagh Road (MR 155)

COMMITTEE'S RECOMMENDATION

THAT THE ABOVE "No Stopping" or "No Standing" zones be approved.

ITEM 5: (File T225)

CORRESPONDENT: NSW POLICE

SUBJECT: NO RIGHT TURN - WINDSOR STREET INTO
EAST MARKET STREET AND EXTENSION OF
NO STANDING ZONE ON WINDSOR STREET

Requesting a review of traffic conditions in particular the extension of the no right turn into East Market Street for vehicles travelling in a westerly direction, and extension of the No Standing Zone in Windsor Street outside the Railway Hotel.

COMMITTEE'S RECOMMENDATION

THAT A TRAFFIC count be undertaken by the Department of Main Roads and a report prepared for further consideration by the Traffic Committee.

ITEM 6: (File 665-2002, T225)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: REDUCTION IN SPEED LIMIT ON TENNYSON ROAD

The Committee was advised that the provision of speed zoning in isolated areas would not prove satisfactory nor effective.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL ADVISE the Department of Main Roads that the provision of speed zones throughout the Tennyson/North Richmond area be reviewed on the basis of introduction of a uniform 80 kph speed zone on Tennyson Road, Kurmond Road, Crooked Lane and Slopes Road where traffic utilises these roads as collector roads to reach the town areas.

The meeting closed at 11.05 am.

GENERAL PURPOSE COMMITTEE MEETING

D E V E L O P M E N T

1. DEVELOPMENT APPLICATIONS
2. SUBDIVISION APPLICATIONS
3. CORRESPONDENCE
4. OFFICERS REPORTS

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 a contribution for community facilities as a consequence of residential flat development with the exception of residential flat buildings Class A and dual occupancies.
37. In consideration of the number of sole occupancy commercial/shop units, a common structure is to be provided for the display of advertisements. Details of the location and design of this structure shall be submitted with the building application.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

- (i) The submission of the plan of subdivision, together with nine (9) exact copies thereof, suitable for lodgement with the Registrar General.
- (ii) The dedication, free of cost to Council, of road widening to the requirements of Council's Engineer.
- (iii) 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.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - DEVELOPMENT - 29/3/88

ITEM 1: (FILE DA 144/88)
APPLICANT: G.R. & S.T. READ-HARBER
DEVELOPMENT APPLICATION: EDUCATIONAL ESTABLISHMENT BEING THE CONDUCTING OF BALLET TUITION FROM AN EXISTING DWELLING.
OWNER: G.R. & S.T. READ-HARBER
LAND & LOCATION: LOT 11 DP 701249 GRANDVIEW LANE, BOWEN MOUNTAIN.
AREA: 1.187 HA. (ONE POINT ONE EIGHT SEVEN)
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
RURAL 1(B1).
ADVERTISING: ADJOINING AND ADJACENT LANDOWNERS.
LETTERS OF SUPPORT FROM:
V. DAWSON, BOWEN MOUNTAIN; K. HOLLAND, DURAL;
S. & D. RAZZA, BOWEN MOUNTAIN; G.D. & P.G.
WEEKES, NORTH RICHMOND; E. STAFF, NORTH
RICHMOND; J. DEARING, KURRAJONG; R. MATTHEWS,
NORTH RICHMOND; N. & J. CORNISH, NORTH
RICHMOND; J. PECK, KURRAJONG; S. HOLLAND
(STUDENT) DURAL; M. ACKTEN, KURRAJONG; J. PLUMB,
NORTH RICHMOND; C. RIMMING, BOWEN MOUNTAIN;
HOLLAND (STUDENT), DURAL; C. SKURRAY, NTH
RICHMOND; K. FISHER, NORTH RICHMOND; C.
CHERVIKOV, BOWEN MOUNTAIN; C. PANICH, NORTH
RICHMOND; N. SMITH, GROSE VALE; D. PAYNE, BOWEN
MOUNTAIN; S. MASON, GROSE VALE; S. MCCANN,
UNKNOWN; J. HOOD, GROSE VALE; W. WOOG, GROSE
VALE.
OBJECTION:
D.L. ROBERTSON, BOWEN MOUNTAIN; T. LAWS, BOWEN
MOUNTAIN; T.L. & M.O'CONNOR, BOWEN MOUNTAIN;
I. D'A HARVIE, BOWEN MOUNTAIN.

REPORT (S.P.)

The subject land contains an existing dwelling with part of the dwelling having been "fitted out" as a ballet studio.

The use of the studio did commence without Council consent having been granted, however, this was apparently on the mistaken advice that such use did not require development consent, the applicant being advised that the use was something allowed as an adjunct to normal occupation of a dwelling. This is the situation in many other local government areas but not Hawkesbury.

After it was realised that the use had commenced, the applicant was written to and, as a result, did immediately cease all use pending determination of this application.

The studio comprises the majority of the upstairs portion of the dwelling and includes properly "sprung" flooring, mirrors, barres, change room and toilets. The fitting out contains nothing of a structural nature and as such did not require any form of Council approval.

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - DEVELOPMENT - 29/3/88

The use can be classified as an "educational establishment" and/or a home occupation, both land uses allowable within the zone. The definition of "educational establishment" is as follows:

"'educational establishment' means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre."

The definition of "home occupation" is recorded in the standard conditions at the beginning of the development section in this business paper.

In her submission, the applicant indicates that the current number of students per lesson varies between 2 (two) and 15 (fifteen) with the average being 5 (five) to 6 (six). It is also indicated that the number of car arrivals per lesson ranges between 1 (one) and 7 (seven) with the average being 3 (three) to 4 (four). Additionally, a number of students who live locally, or who arrive at the end of the street by bus, walk to lessons.

The applicant raises the following points in support of her application:-

- . the growing number of young families in the locality;
- . the emergence of other arts and craft teachers in the area and the benefit that these, in addition to her use, provide for children of the locality;
- . the exceptional standard of appointment and construction of the studio;
- . the small nature of the ballet school and the fact that it is never advertised;
- . the majority of students are local children;
- . limited teaching hours including long summer vacation (2½ (two and a half) months) and other vacations throughout the year corresponding with school holidays;
- . the young age structure of the locality "... with a wealth of talented and potentially brilliant children if only we are able to give them the knowledge and inspiration they crave";
- . approval by Council would provide a unique and valued asset to the community and the Shire generally.

Letters of support of the application indicate:

"In establishing the Ivy House Ballet Academy, Mrs. Read-Harber has, at no cost to Council, provided a quality community facility which is quite unique to the area, the like of which few districts could boast ...".

"Newsletters will attest to the fact that she has at all times acted with utmost consideration towards her neighbours. The provision of car parking facilities on her property would further indicate this fact ...".

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"Mrs. Read-Harber is making an outstanding contribution to the cultured development of the area's youngsters and has done so for many years. She is dearly loved by my daughter and by the other children who attend the Academy ...".

"I appreciate that Council should protect the rights of individuals, however (in this case) ... any attempt to close the Academy would not be in the best interests of the community at large ...".

"After 11 years of ... drab halls with inadequate room and facilities ... the studio is a fantastic relief. Here the students have proper barres to work on, not stacked chairs or other make shift barres, and mirrors in which the students can correct their faults and so enhance their skills ...".

"We can only promise ... (the council) ... responsibility and consideration in minimising noise and traffic near the school ...".

And from the students:-

"Please let us keep our ballet school in Sharon's house because she has everything to make us good ballerinas."

"Please don't close our ballet school ... we promise to tell our Mums to drive slowly."

The letters of objection indicate:-

"I have no objection to the running of ballet classes for children provided that noise levels are not excessive ... concerned at the number of cars ... will be excessive ... depend on rainwater ... dust will cause pollution ... will be aggravated by excessive speed ... Council or the applicant should erect a 20 (twenty) kph speed sign and advising of dust conditions ...".

"The proposed movement of a large number of cars ... would raise an excessive amount of dust which could be hazardous to traffic as well as frustrating to residents."

"... should the studio be allowed to continue ... then Council should ... seal the sections of the track adjacent to the houses situated thereon ... "Mums" appear to be in a great hurry ... they really stir the dust ... a ballet studio is worthwhile and necessary ... however is more suited to a local hall not in the peace and quiet of a bush land cul-de-sac..."

Inspections of the land reveal that there is adequate formal car parking on site to cater for the number of cars associated with the development. The location of the dwelling and the natural bushland screening are such that it is not considered that there would be the emission of any objectional noise from the proposal and, in any case, ballet tuition is comparatively "low key" in terms of noise emissions.

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The main and valid objection, therefore, would appear to be that of dust nuisance caused by vehicles to and from the studio. The dwelling is situated approximately 600 (six hundred) metres from the intersection of Grandview Lane and Bowen Mountain Road and Grandview Lane is an unconstructed but reasonably well formed dirt road. Not including the subject dwelling, the road contains 5 (five) houses in that section from Bowen Mountain Road to the subject land.

Dust emissions may be eliminated by the sealing of the road and as such works are not on Council's programme, such sealing would be at the applicant's expense. Conversely, dust emissions may be mitigated by the slowing of traffic so that any dust does not reach an objectionable height and quickly settles. The road has been traversed at different speeds to obtain an indication of dust disturbances and it would appear that it would not be objectionable when traversed at speeds below, say 20-30 (twenty to thirty) kilometres per hour. It is considered that the road is such that should not be traversed at much greater speed in any case, and that any reasonable person would not object to such a restriction.

It is not considered that the sealing of the road, whilst it would obviously eliminate the dust nuisance, are works that should happen as, invariably, it would entail further earth works, drainage provisions, etc. which arguably would spoil part of the character of the area.

If it is accepted that there is a value within the locality and the Shire generally, of a ballet studio as has been provided, then the difficulty faced is one of assessing the value of such a facility as compared with the disadvantaged value of sufference by the objectors. Whilst the two cannot be equated, it is considered that the locality and the Shire would be better served by the retention of the studio and in addition a reasonable attempt made to alleviate the dust problem.

The studio does not operate all the year round as it breaks for school terms and for an extended break over the hotter, drier months, when most of the dust problem is likely to be occasioned. One of the objectors indicated that it would be appropriate for a sign to be erected and this is agreed to, however, the sign is not able to mention speed restriction, this being the prerogative of the Department of Main Roads operating through the Local Traffic Committee. It is considered reasonable, however, that a sign be erected warning of the dust problems and requesting drivers' consideration to residents on the road. It is further considered that, as the studio prints regular newsletters for parents, there be contained on each a suitable warning and request of reasonable driving attitudes of parents. It is further considered that there should be no tuition on Saturday afternoons or Sundays.

Recommendation

Approval be granted to the use of part of the existing dwelling as a recreational establishment, being for ballet and dance tuition, subject to the following conditions:-

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1. The existing car park on the land being maintained to a suitable standard to the satisfaction of the Shire Engineer, and that all cars associated with the development be wholly contained on site.
2. The existing ingress and egress driveways to the property be signmarked as such.
3. That a sign be erected at the applicant's expense and in a location as determined by the Shire Engineer at the intersection of Bowen Mountain Road and Grandview Lane, indicating that excessive speed causes dust nuisance and requesting consideration of drivers to this problem. The construction, size and wording of the sign to be as determined by the Shire Engineer.
4. That all regular news and information bulletins emanating from the dance studio to students and their parents contain a warning as to the dust problem on Grandview Lane, and requesting all parties to exercise considerate and reasonable driving habits. Copies of such news bulletins are to be kept by the proprietor and produced to officers of Council on their reasonable request.
5. That there be no classes held on Sundays or public holidays and that Saturday classes conclude at 1.00 p.m.

ITEM 2: (File DA 94/88)
APPLICANT: J M GAMBRILL
DEVELOPMENT APPLICATION: RESIDENTIAL FLAT BUILDING CONTAINING 4 (FOUR) FLATS,
OWNER: J M GAMBRILL
LAND & LOCATION: LOTS 1 AND 2 DP 231636, MARCH STREET, RICHMOND
AREA: 2,725M² (TWO THOUSAND, SEVEN HUNDRED AND TWENTY FIVE)
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(B2)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED: 19TH FEBRUARY, 1988

REPORT (S.P.)

The subject land contains 2 (two) existing residential flat buildings, each with 4 (four) flats. It is proposed to locate a third residential flat building, also containing 4 (four) flats between the existing blocks.

The land is zoned Residential 2(b2) under Hawkesbury Local Environmental Plan, 1984. In this zoning, villas and townhouses are permissible with the consent of Council, however, "walk-up" residential flat buildings are a prohibited use. As a consequence, the proposed residential flat building must be considered as an extension to an existing use.

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Clause 52a of the Environmental Planning and Assessment Regulation, 1980, provides for the enlargement, expansion and intensification of existing uses. An existing use may, with consent, be enlarged, expanded or intensified provided that it is only in relation to the land on which the existing use is being carried out. As the proposed additional residential flat building is located on the same land as the existing flat buildings, the application can be considered under this clause.

In considering the intensification of this existing use, it is relevant to note that there are a number of residential flat buildings, villa and townhouse developments in the immediate vicinity.

The additional 4 (four) flats will provide the site with a density ratio of 1 (one) flat per 227m² (two hundred and twenty seven). This ratio is in excess of that provided in Hawkesbury Local Environmental Plan, 1984, for residential flat zones (1 (one) flat per 150m² [one hundred and fifty] of site area), ie; after redevelopment the property will be less dense than which could be achieved under the density provisions of LEP 1984.

The applicant proposes to upgrade the existing parking area and site layout should the application be approved. This includes the provision of undercover parking for 12 (twelve) vehicles and the provision of 3 (three) visitor spaces. This is in accordance with Council's development control plan for off-street parking.

The land is subject to road widening, although this widening does not affect the proposed additional residential flat building. However, the application has been referred to the Department of Main Roads but to date, no reply has been received. Therefore, it is recommended that any approval be conditional upon compliance with the requirements of the Department of Main Roads in relation to the road widening.

Recommendation

That the application be approved subject to the following conditions:

- 1-5. Standard conditions (DAs) 1, 4 (12)(3), 7, 25 and 36 (\$2,288) (two thousand two hundred & eighty eight dollars).
6. Fulfilment of the requirements of the Department of Main Roads in relation to road widening.
7. The entrance being widened to 6 (six) metres and the construction of Council's standard heavy-duty concrete layback and footway crossing subject to any special DMR requirements.
8. Discharge of stormwater to the requirements of the Shire Health Surveyor.
9. The roof space at ceiling level shall be layered with 100mm (one hundred) thick of fibre insulation material, and the glazed doors/windows opening onto the terraces shall have minimum glazed areas (ie to the living floor area) or otherwise be double glazed for the purpose of aircraft noise mitigation.
10. Garbage/waste bin storage areas shall be provided in convenient position/s behind the front building alignment. Such areas shall be suitably screened.

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11. The entrance door to Unit 3 shall be located a minimum 820mm (eight hundred and twenty) from the nearest stairway step.
12. Relocation of visitor space No.1 to between spaces 6 and 7.

ITEM 3: (File DA 51/88)
APPLICANT: R AND L FERGUSON
DEVELOPMENT APPLICATION: USE OF PART OF "WISTERIA HOUSE" FOR THE SALE OF ANTIQUES
OWNER: R FERGUSON PTY LTD
LAND & LOCATION: PART ALLOTMENT 1, SECTION 19, WINDSOR ROAD, WILBERFORCE (THE SMALL COTTAGE BETWEEN THE EXISTING SERVICE STATION AND EXISTING GENERAL STORE)
AREA: 9,194M² (NINE THOUSAND, ONE HUNDRED AND NINETY FOUR)
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING: NOT ADVERTISED AS SURROUNDED BY "COMMERCIAL" USES
DATE RECEIVED: 2ND FEBRUARY, 1988

REPORT (S.P.)

The application seeks approval for use of 3 (three) rooms on the ground floor of "Wisteria House" for the sale of antiques.

While the land is zoned Residential 2(a1), the existing general store encroaches onto the land so the proposed antique sales may be considered as an extension to a non-conforming use. The actual area proposed to be set aside for antique sales (50m² [fifty]) is less than 10% (ten percent) of the existing general store and coolroom (630m² [six hundred and thirty]).

The applicant states that the proposed use of part of the residence for the sale of antiques will not interfere with the existing amenity of the neighbourhood. In addition, it is argued that retention of the remainder of the residence for residential occupation should ensure that the development will remain consistent with the zoning of the land.

It should be noted that the proposed use is surrounded by "commercial" activities; the service station, existing general store and retail plant nursery.

Recommendation

The application be approved subject to the following conditions:

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- 1-3. Standard conditions (DAs) 3, 18 and 19.
4. Compliance with any requirements of the Department of Main Roads in relation to road widening fronting the land.
5. All vehicular access to the land to be to the rear of the lot from King Street. There is to be no direct vehicular access to the land from Windsor Road.
6. Construction of brick paving over the frontage of the site to match the existing paving fronting the adjoining general store.

ITEM 4: (File DA 546/87)
APPLICANT: R K CAMBRIDGE & CO
DEVELOPMENT APPLICATION: SUBDIVISION BY BOUNDARY ADJUSTMENT TO CREATE (2) TWO ALLOTMENTS WITH AREAS OF APPROXIMATELY 664M² (SIX HUNDRED AND SIXTY FOUR) AND 14.96 (FOURTEEN POINT NINE SIX) HECTARES
OWNER: KAORU PTY LTD
LAND & LOCATION: PART PORTIONS 11 AND 13, SLOPES ROAD, NORTH RICHMOND
AREA: APPROXIMATELY 15.2 (FIFTEEN POINT TWO) HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, AMENDMENT NO. 6 - RURAL 1(A5)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(C1)
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 11TH JANUARY, 1988

REPORT (S.P.)

The applicant proposes to adjust the boundary of a narrow, triangular shaped lot which has partial frontage to Slopes Road. This triangular shaped lot has a depth of approximately 7 (seven) metres and a width of approximately 150m² (one hundred and fifty). However, the applicant estimates that this triangular shaped piece of land has an area of approximately 649m² (six hundred and forty nine).

It is proposed to adjust the boundary of this triangular shaped lot to create a more regular shaped parcel with frontage to Slopes Road and an area of approximately 664m² (six hundred and sixty four).

Clause 16 of Hawkesbury Local Environmental Plan, 1984, makes provision for subdivision by boundary adjustment in certain circumstances. Sub-Clause 1 provides that these provisions only apply to:

"The opening of a public road and the adjustment of common boundaries between allotments and is intended for minor adjustments only to overcome encroachments or to deal with topography differences, access and the like".

It is apparent that the proposed adjustment seeks to create the potential for an additional dwelling which would not otherwise exist. In this regard, the proposal would seem to be a contrivance to bring about

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development potential which would otherwise not exist under the minimum area requirements for the Rural 1(a5) zone (4 [four] hectares) and which currently do not exist due to the dimensions of the existing smaller lot.

If the application were to be approved, Council would likely be requested to further increase the area of this small lot. Council would then be in a more difficult situation as the land would have development potential for a dwelling.

There are numerous small allotments throughout the Shire's rural areas, many created by road severance, which could if subject to boundary adjustments, have a marked effect on the subdivision pattern.

Accordingly, for these reasons, it is recommended that the application be refused.

Recommendation

That the application be refused for the following reasons:

1. Contrary to the provisions of Clause 16 of Hawkesbury Local Environmental Plan, 1984.
2. The application will create an undesirable precedent.
3. The proposal would create a lot with development potential where no such potential currently exists.
4. Not in the public interest.

ITEM 5:	(File DA 93/88)
APPLICANT:	D. MATTHEWS & ASSOCIATES
DEVELOPMENT APPLICATION:	SUBDIVISION TO CREATE 46 ALLOTMENTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED
OWNER:	MIRVAC PTY. LTD
LAND & LOCATION:	LOT 2 DP 749146 & LOT 1 DP 544786 PITT LANE, NORTH RICHMOND (SUNNYSIDE ESTATE)
AREA:	APPROXIMATELY 11.8 (ELEVEN POINT EIGHT) HECTARES
ZONING:	AMENDMENT NO. 71 TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - PART RESIDENTIAL 2(a), PART RESIDENTIAL 2(b2) AND PART OPEN SPACE, PROPOSED RECREATION 6(b)
	DRAFT HAWKESBURY LOCAL PLAN, 1987, - ENVIRONMENTAL PROTECTION 7(D1)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	23RD FEBRUARY, 1988

REPORT (S.P.)

The Development Application is for 45 (forty five) residential allotments and 1 (one) allotment which is zoned for villa homes/townhouses. The area of the residential lots vary between 688 (six hundred & eighty eight) square metres and 5363 (five thousand and sixty three) square metres. The minimum area requirement for subdivision in the zone is 550 (five hundred and fifty) square metres per additional lot.

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The application also involves the dedication of the land zoned open space recreation proposed 6(b), approximately 3.8 (three point eight) hectares of land between the subdivision and the Hawkesbury River. This reserve will link up with the existing reserve below Keda Circuit.

A large part of the land is affected by the 1 in 100 year flood event and in this regard provision is made in every residential allotment for a building site above this flood frequency level.

The land is also subject to the provisions of the Draft Hawkesbury - Nepean River Regional Environmental Plan. Clause 8 of the draft Plan states that Council shall not grant consent to an application to carry out development unless -

- (a) it is of the opinion that the carrying out of the development is generally consistent with one or more of the general and specific aims of the plan; and
- (b) it has taken into consideration -
 - (i) such of the heads of consideration specified in Schedule 3 as are of relevance to the development application; and
 - (ii) the planning report.

The heads of consideration listed in Schedule 3 are water quality, (disposal of effluent and runoff), vegetation habitats (including wetlands), environmental heritage and scenic quality, recreation and tourism, extraction and agriculture. The planning report deals in more detail with each of these issues.

As a number of issues in the Draft Regional Environmental Plan are not relevant to the application, it is proposed to deal with those heads of consideration which are only of direct relevance.

Firstly, in relation to water quality, the Draft Regional Environmental Plan is concerned to ensure that the development does not impose unreasonable nutrient loads on the river. In this regard, the development will have positive implications for water quality as it is likely that the Water Board will sewer the Keda Circuit area in conjunction with the subject application.

The matters for consideration relating to environmental heritage and scenic quality are:-

- * whether or not the proposed development will adversely affect the heritage significance of any heritage item;
- * whether or not the proposed form and siting of buildings, the colours used, building materials or landscaping are appropriate having regard to the rural nature of the immediate river environment;
- * the visual impact of the proposed development when viewed from the river;

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- * whether extensive, prominent or significant areas of vegetation will be cleared;
- * whether the immediate river environment will be adversely affected by the proposed development;
- * whether the granting of consent to the proposed development would result in the deterioration of a heritage item.

In relation to these items, Council has already approved a subdivision which severs the historic "Sunnyside" with a suitable curtilage from the rest of the land.

The visual impact of the ultimate residential development of the land is largely obscured from the river by the dense vegetation along the riverbank, however the residential development will be visible from certain parts of the river as well as the North Richmond Bridge. It is not considered that the impact will significantly detract from the environment of the area.

The applicant has submitted a geotechnical report on all of the lots fronting the proposed public reserve. This report indicates that there are no slip problems.

The rezoning of the land was referred to the Regional Traffic Committee for comment. The Committee raised no objection to the proposal subject to the following conditions:-

1. No separate road access being provided to Bells Line of Road.
2. All access to be via Pitt Lane and Riverview Street.
3. Access to Bells Line of Road via Pitt Lane to be discouraged in favour of traffic using the traffic signal intersection at Grose Vale Road from Riverview Street.

The Committee suggests that the provision of left turn in only from Bells Line of Road would be a suitable treatment for the intersection.

It is recommended that a oneway traffic movement in Pitt Lane be implemented (oneway in) and that this be referred to the Local Traffic Committee for consideration. A Section 88B restriction as to users should also be imposed on the proposed Lot 45 prohibiting direct access onto Bells Line of Road. The proposed subdivision conforms with Council's broad strategy of focusing urban growth around existing towns and village.

Recommendation

The application be approved subject to the following conditions:

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- 1-5. Standard Conditions - Development Application Subdivisions under the Environmental Planning and Assessment Act 1, 3, 7, 9 & 11.
6. A contribution of \$31,900 (thirty one thousand nine hundred) based on \$725 (seven hundred and twenty five) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned residential land where there is a dedication of a public reserve for passive recreation purposes.
7. Dedication and full construction of all internal roads and pathways.
8. Construction of concrete kerb and gutter, sealed road shoulder and necessary drainage in Pitt Lane to the requirements of the Shire Engineer.
9. Construction of any necessary traffic control measures in Pitt Lane to the requirements of the Shire Engineer.
10. The head of the cul-de-sac fronting Lots 44, 45 and 46 being modified to permit the construction of an 8.5 (eight point five) metre radius kerb line and to maintain a minimum footway width of 3.5 (three point five) metres.
11. Access to Lot 1 being via a right of way over the access handle to Lot 1 DP 7491464 via an access strip off the proposed new road.
12. The access handles to proposed Lots 30 and 31 being a minimum of 2.5 (two point five) metres in width with reciprocal rights of way being created over the handles.
13. All access ways to be constructed in reinforced concrete.
14. The pathway between proposed Lots 14 and 15 being relocated so that its northern side meets the north western boundary of Pitt Lane.
15. The relocation of services to Lot 1 DP 749146 clear of the lots in this subdivision or the creation of easements in lieu.
16. The provision of inter-allotment drainage to all lots not draining to a road.
17. Any filling and compaction to be to 98% (ninety eight percent) standard. This should be supported by two tests per lot within the area where a dwelling may be constructed.
18. A Section 88B restriction as to user is to be created prohibiting
 - i) any cut or fill on Lots 30-45 inclusive;
 - ii) direct access onto Bells Line of Road from proposed Lot 45;
 - iii) the erection of any dwelling on land with a level of less than 17.4m (seventeen point four). This contour is to be accurately plotted on the plan of subdivision and incorporated in the Section 88B restriction as to user.
19. Bollards are to be provided across pedestrian pathways to prevent vehicular access.

ITEM 6:	(File DA 585/87)
APPLICANT:	J BRUCE
DEVELOPMENT APPLICATION:	DAY CARE CENTRE
OWNER:	J BRUCE
LAND & LOCATION:	LOT 1 DP 253736 LINDEN DRIVE, FREEMANS REACH
AREA:	10.15 (TEN POINT FIFTEEN) HECTARES

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ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1988 - RURAL 1(B)
ADVERTISING: ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH
COUNCIL'S ADVERTISING POLICY
DATE RECEIVED: 29TH OCTOBER, 1987

REPORT (S.P.)

The child care centre is permissible under Hawkesbury LEP 1984. Adjoining owners were notified of the proposal with no written submissions being received.

It is proposed that the child care centre will initially care for 25 (twenty five) children with the building being designed to cater for 35 (thirty five) children. The applicant hopes to cater for 35 (thirty five) children within 5 (five) years of commencement and will expand the proposed 3 (three) staff accordingly. The hours of operation are envisaged to be 8.00am to 4.00pm Monday to Friday.

The plans provide for 5 (five) off-street car parking spaces which exceeds the required 3 (three) spaces under Council's Car Parking Code. The proposed driveway has a separate egress and ingress and has a safe area for setting down and picking up children as required by the code.

The applicant intends to convert a resited dwelling as the child care centre which is of such a design as will blend in with the rural-residential character of the surrounding area. The visual impact of the child care centre will be further enhanced by extensive landscaping with Australian natives. Development consent should be conditioned to request the lodgement of detailed landscaping plans with the building application.

The plans for the child care centre include an enclosed play area of 20 (twenty) x 15 (fifteen) metres. Development consent should require licensing of the child care centre with the Youth and Community Services prior to commencement.

Recommendation

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

- 1-8. Standard conditions (DAs) 1, 2, 9, 18, 21, 25, 28 and 29.
9. Installation of 5 (five) hose reels to the satisfaction of the Shire Health Surveyor.
10. The child care centre is to be licensed with the Youth and Community Services prior to commencement.

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ITEM 7: (File DA 39/88)
APPLICANT: MR P AND MRS G LALOR
DEVELOPMENT APPLICATION: DOG KENNELS
OWNER: MR P AND MRS G LALOR
LAND & LOCATION: LOT 19 DP 251872 EAST KURRAJONG ROAD (SEC.2)
EAST KURRAJONG
AREA: 2.02 (TWO POINT NOUGHT TWO) HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B1) ENVIRONMENTAL PROTECTION
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - RURAL 1(B)
ADVERTISING: ADJOINING OWNERS NOTIFIED - 1 (ONE) OBJECTION
RECEIVED
- MR M WEBSTER & MISS E STEPHENSON
DATE RECEIVED: 25TH JANUARY, 1988

REPORT (S.P.)

The application seeks approval for the upgrading of existing facilities for the housing of 5 (five) dogs on the land. The proposal is identified as an animal establishment in accordance within the definition included in Clause 4 of Hawkesbury Local Environmental Plan 1984. The proposal is permissible with consent under the Rural 1(bl) Environmental Protection zoning of the land. The land has an area of 2.02 (two point nought two) hectares and frontage to East Kurrajong Road.

The application involves construction of new kennels to accommodate 5 (five) adult dogs approximately 50 (fifty) metres from the existing dwelling on the land. The proposed kennels will replace existing kennels situated adjacent to the existing dwelling on the land. Neither Development consent nor a licence has been previously issued by Council in respect of the existing kennels.

The proposed kennel building is to be constructed approximately 50 (fifty) metres north of the dwelling. Due to the slope of the land, the building will be situated 15 (fifteen) metres below the level of the dwelling and thus will not be visible to vehicles travelling along East Kurrajong Road. The kennel building is to comprise a concrete slab floor, concrete block walls and a Colorbond roof. The 195m² (one hundred and ninety five square metres) building will incorporate five separate kennels/runs as well as an office and grooming area. A 2 (two) metre high Colorbond fence will be constructed 1 (one) metre from the kennel building. The separation of each kennel as well as the provision of the fence will ensure that not only will the dogs be unable to view each other, but also be unable to view beyond the fence, thus reducing potential for noise. Notwithstanding the applicants' provision of a separate water tank for the building it is appropriate that the proposal be made conditional on provision of a separate septic tank.

The dimensions and slope constraints of the land necessitate variation of the setback requirements of Council's Code for Housing and Keeping of Dogs. The Code requires all enclosures to be setback a minimum of 150 (one hundred and fifty) metres from a road alignment, 22 (twenty two)

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metres from the rear property boundary and 22 (twenty two) metres from the side property boundary. The proposed kennels will be situated approximately 70 (seventy) metres from the alignment of East Kurrajong Road and 17 (seventeen) metres from the western boundary. The Code also requires kennels and enclosures to be situated a minimum of 75 (seventy five) metres from a dwelling. The proposed kennels will be situated approximately 50 (fifty) metres from the dwelling. Given that kennel facilities are already in existence on the land, that the applicant wishes to construct new facilities and the physical constraints of the land it is considered that the requirements of the code should be varied in this instance.

Adjoining owners were notified of the proposal in accordance with Council's Policy. One submission was received from Mr Webster and Miss Stephenson as a result of the notification. In their submission Mr Webster and Miss Stephenson express objection to the proposed dog kennels on the following grounds:-

- The kennels will be approximately 73 (seventy three) metres from the road. Although the code is only a guide, it states a minimum of 150 (one hundred and fifty) metres.
- There is no provision for a septic system on the plans. On past performance - doubt if there would be a daily burial of solids as required by the code.
- In the past there has been considerable noise pollution and feel that this will continue wherever the kennels are located.

They also added that they found the site plan difficult to interpret and that none of the Council staff spoken to were able to assist. This statement is not supported, as the site plan is sufficiently precise and detailed to indicate to a layman the location of proposed kennels.

It is considered that variation of the setback requirements of the code is justified in this instance for the reasons stated previously. In regard to disposal of waste from the kennels it is considered that the objector's concern may be adequately overcome through the imposition of appropriate conditions. Similarly, it is considered that the emanation of noise from the dogs will be substantially reduced once the dogs are relocated in the new building as Council's Dog Code requires that kennels are constructed from sound approved materials. Notwithstanding that an objection has been received, it is considered that all the grounds of objection may be overcome and that the proposal should be approved.

Recommendation

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

- 1-5. Standard conditions (DAs) 1 plus - Details and plans of proposed waste disposal are to accompany the building application, 17, 21, 26 and 34.

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6. Kennels shall be constructed in sound approved masonry materials and the enclosures shall have a minimum height of 1.8m. All construction shall be to the satisfaction of the Shire Health Surveyor.
7. The applicant shall submit details of drainage associated with the kennel building to the Shire Health Surveyor for approval with the building application. All drainage works shall be to the satisfaction of the Shire Health Surveyor.
8. The applicants shall demolish existing kennels on the land within one month of occupation of the new kennel building.

ITEM 8: (File H101; 3837-2(W))

SUBJECT: HAWKESBURY AGRICULTURAL COLLEGE AND HAWKESBURY OWNERS AND TRAINERS TROTting ASSOCIATION - DEVELOPMENT TROTting TRAINING TRACK

REPORT (S.P.)

At its meeting of 10th March 1987 Council resolved to indicate to the Hawkesbury Agricultural College its general support of their proposed trotting training track and that Council was prepared to provide technical assistance in the design of the facility.

Technical assistance was given and involved some preliminary design and survey.

A letter has been received from F.J. and J.M. Simpson of Lot 6 Rickaby Street, Clarendon, which is as follows:

"We write to express our concern of your Council's failure to follow the normal policy procedures of Council and also to request that immediate action be taken by your Shire Engineer and Health Surveyor to intervene in this development.

We note the following:-

1. The development application was unusual in that it was addressed personally to the Shire President, Councillor G. Michael, and not to the Town Clerk.
2. The development application was clearly from the Hawkesbury Owners and Trainers Association and not the Hawkesbury Agricultural College, although it was written on College stationery.
3. The Shire Planner/Shire Engineer's Report to Council was misleading in that it stated that a letter was received from the College when in fact there was no College signatory. It was clearly designated that the application was from the Hawkesbury

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Owners and Trainers Association and was signed by F.D. Leal and D.J. Heath who we believe are professional horse trainers.

4. The Council under the above circumstances voted to give technical assistance to a professional association of horse trainers.
5. We believe that "technical assistance" does not include drawing up plans and surveying and pegging out a one mile trotting track. We understand this to be financial assistance.
6. Council has used ratepayers funds to financially assist a group of professional horse trainers and in doing so has aided and abetted the creation of a private nuisance for those residents opposite this proposed development in Rickaby Street, Clarendon.
7. As a result of Council's ultra vires actions, local surveyors have been deprived of the opportunity of earning at least \$12,000 in fees.
8. The College, on whose ground the development is to take place, effectively ignored our letter of objection of the 15th of May 1987 (copy attached). Dr. Woog who the College delegated to deal with this matter has advised at a meeting on 24th of December 1987 that he had never been shown our letter of objection.
9. Dr. Woog has advised that he will call a meeting of the management committee on the 11th of January 1988 to consider,
 - (i) the shortening of the track;
 - (ii) the relocation of the track which if constructed as surveyed by Council will be 150 feet from our front boundary.
10. We urge you to take immediate action to ensure your Shire Engineer and Health Inspector advise the management committee headed by Dr. Woog to relocate the proposed track to a position where it will not create a private nuisance to the residents opposite the development.
11. We point out that under the Hawkesbury Race Club Act of 1890, the association involved with this development application has every legal right to use the Hawkesbury Race Clubs training facilities.
12. We request your advice as to whether this development had the support of the N.S.W. Minister for Sport and Recreation, Mr. Cleary, and his department.
13. We request that a copy of this correspondence and attachments be forwarded to all aldermen and alderwomen currently serving on the Council.

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14. We advise that in the event that this development goes ahead as surveyed by Council, we will direct our legal advisors to consider the role played by Council in using ratepayers funds to create a private nuisance against our property.

We regret that we had to resort to such strong objection to the application as it currently stands, however as the proposed 1 mile track, if completed, will be the largest and fastest in N.S.W. and will generate such an enormous volume of dust and noise, it is totally unsuited to be placed within 150 feet of any residential property.

In conclusion, we further draw to your attention that the Hawkesbury Show Society facility, also on College land, was quite successfully relocated in recent times without any private nuisance being created."

There are 10 (ten) properties with access to Rickaby Street. Each landowner, with the exception of the Simpson property, is involved in the training of horses for income. Mr. Simpson resides in a horse orientated area where professional trainers predominate. In addition, there is an unmaintained dirt training track immediately behind his property and the main Hawkesbury Race Club Track is about 200 (two hundred) metres from the north-western corner of his property. Both of these uses have been in existence for many years.

It is considered that the association would have constructed a track without survey control had Council not assisted in this respect and that, in any case, the College could create an equal amount of dust emission should they practice open crop farming methods which they are entitled to do.

The Trotting Association had been formally advised by the Hawkesbury Race Club that as of 31st December 1986, they were no longer entitled to train and that no training track facility would be available to them from that date.

The Association has obtained written approval from the New South Wales Minister for Sport and Recreation for the facility. It is understood, however, it has not been verified with Mr. Simpson, that he also was involved in horse training activities, presumably being the reason for the purchase of his property in the predominantly horse orientated locality.

Recommendation

That Mr. & Mrs. Simpson be written to with an indication that Council has not acted with any impropriety and that its actions have been consistent with promotion of the horse orientated locality.

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ITEM 9: (File 625-235)

SUBJECT: PITT TOWN AND DISTRICT SPORTS CLUB LTD. - REQUEST
FOR ADDITIONAL LAND AND REMOVAL OF INTERIM
CONSERVATION ORDER.

REPORT (S.P.)

The Pitt Town and District Sports Club Ltd. has written and requested Council's support to its representations to the Lands Office for additional land and the lifting of the Conservation Order which currently covers all of the Crown land in the vicinity, including that leased to the Sports Club.

The Interim Conservation Order was placed on the land approximately 2 (two) years ago and, unfortunately, includes that land leased to the Sports Club, notwithstanding that there appears to be no heritage or vegetation species that would warrant its inclusion in an Interim Conservation Order. The Conservation Order apparently was placed over the land specifically to protect remnant forests which are some distance from the Sports Club Ltd. and form part of the catchment area of Long Neck Lagoon.

There is not seen to be any difficulty in supporting their request for removal of the Interim Conservation Order over that part of the land controlled by them, nor does there appear to be any difficulty in supporting their request for additional land providing such land does not interfere with the intent of the Interim Conservation Order in respect of the catchment of Long Neck Lagoon.

Recommendation

That Council indicate to the Pitt Town and District Sports Club Ltd. that it is supportive of their representations to the Lands Office for a request for additional land, and that Council will write to the Lands Office indicating this support, and to the Director of the Department of Environment and Planning with a request that the Interim Conservation Order be re-evaluated as there appears to be no reason for its existence over the land under the control of the Club.

ITEM 10: (File H105/18)

SUBJECT: ST. JOHN OF GOD HOSPITAL - REPAIR AND RESTORATION
WORKS - HERITAGE GRANT

REPORT (S.P.)

The hospital has written attaching a copy of a letter from the then Minister for Planning and Environment, the Hon. Bob Carr, M.P., informing that the hospital had been successful in the attaining of a \$15,000 (fifteen thousand dollars) grant from the Heritage Conservation Fund to assist with the restoration of the hospital's garden pavilion.

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The grant was conditional upon an equal contribution by Hawkesbury Shire Council and the letter requests Council grant an amount of \$15,000 (fifteen thousand dollars) for these works.

It is confirmed that the letter from the Minister is conditional upon the project being funded equally by the hospital, the Heritage Council and Hawkesbury Shire Council on a dollar-for-dollar basis up to \$15,000 (fifteen thousand dollars) each.

The hospital has engaged Graham Edds & Associates, Architects, to prepare a report on a proposed works programme with estimates of cost and it was on the basis of this report that the Minister's decision was made.

Council would be aware that the Heritage Restoration Fund of Council was originally set up with the intent of providing money for the restoration of commercial streetscapes within Windsor and it has been in this area that the majority of funds have been expended to date. Apart from some very minor amounts, the fund has not been utilised for grant money, it being offered only on the basis of a loan with an interest rate slightly below bank borrowing rates.

It is advised that \$15,000 (fifteen thousand dollars) is currently available in the Heritage Restoration Fund, however, it is not considered appropriate to expend the money on the St. John of God Hospital pavilion when there are still further properties within the Windsor commercial streetscape that could be the recipient of the fund. In this respect, discussions have taken place with the landowners of the Windsor/Richmond tyre service on the corner of Baker Street and George Street, who are desirous of redeveloping their property, and have expressed an interest in utilisation of moneys from the Restoration Fund.

Recommendation

That Council advise the St. John of God Hospital that it does not wish to participate in the allocation of \$15,000 (fifteen thousand dollars) on a grant basis for the restoration of the hospital's garden pavilion and, further, that the Hospital be advised that Council's Heritage Restoration Fund is only utilised on the basis of loan allocations and that these are to be concentrated on properties in the Windsor commercial area.

ITEM 11: (Files 68A/297/76;68A/260/80;68A/268/72)

SUBJECT: EXTRACTIVE INDUSTRIES OPERATIONS - EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG.

REPORT (S.P.)

Council is in receipt of numerous letters and a petition containing 97 (ninety seven) signatures, all advising of problems arising from use of East Kurrajong Road, Section 2, by vehicles servicing the quarries on the road.

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The objections include the following:-

- noise pollution;
- dangerous condition of road;
- danger to road users by heavy trucks;
- danger to pedestrians and children;
- use of a road that is inadequate and inappropriate for the purposes of extractive industry access;
- breaches of conditions of development consent, particularly in relation to hours of operation;
- use is incompatible with rural area;
- locality is rural not industrial;
- devaluation of properties;
- long time residents selling up;
- danger to horse riders and sulkies;
- danger of increased truck movements on the Windsor bridge;
- quarries should have direct access to main roads, not travel local roads;
- Council failing in its objectives of general welfare of the people and maintaining the rural character;
- exhaust fumes;
- danger to school bus;
- stress to farm animals;
- deterioration of the road;
- damage to flora and fauna;

A number of these objectors had also requested permission to address the meeting.

There are 3 (three) extractive industry operations currently operating with consent of Council, these being those of Calsil Limited, Portions 106 & 107 in the Parish of Meehan off Singleton and East Kurrajong Roads; P. N. McInerny, Lot 3 DP 596041, East Kurrajong Road; and property now being operated by Readymix, Lots 221, 222 & 223 DP 623304, East Kurrajong Road.

It is understood the objections received and the main source of complaints are about those operations of Calsil and Readymix.

Calsil Limited

This property is situated 200 (two hundred) metres from the intersection of Singleton Road and East Kurrajong Road, Section 2, with the access to the quarry being between Singleton Road and Coobah Road. The application was to quarry sandstone and was approved by Council in 1972 subject to conditions including: a contribution of 2 (two) cents per tonne for road maintenance, with a provision that this amount may be reviewed each 5 (five) years; restricts the operation of the quarry from 7.00 a.m. to 5.00 p.m. Monday to Friday and 7.00 a.m. to 12 noon Saturday, with no operation on Sundays or public holidays, however the condition specifically indicates that normal plant maintenance may be undertaken outside of these operating hours and that the consent be limited for a period of 20 (twenty) years. In respect of this latter condition, it would appear that the consent is to expire on 31st July 1992.

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This operation has been the subject of a number of complaints over recent years, particularly in relation to the hours of operation. On a number of occasions the company has been written to and discussions have taken place concerning the complaints received and their operations of the quarry.

The company has not admitted breaches, however, inspection notes on Council's files have indicated that there have been breaches in terms of hours of operation. The condition indicating that plant maintenance may be undertaken outside of operating hours has been the justification, in the company's eyes, of such breaches, i.e., that any operations outside of these hours have been for plant maintenance.

For Council to be successful in ensuring the conditions of consent are adhered to, would require those residents complaining to be in a position to swear affidavits and to appear in Court to be examined. It is likely that the residents are in such a position.

Readymix Quarry

This operation is on the northern side of East Kurrajong Road, Section 2, 2.5 (two point five) kilometres from Singleton Road. The application was also for the winning of sandstone and was approved by Council in November 1976, subject to a number of conditions including the payment of an amount of \$5,000 (five thousand dollars) in bond so that Council may enter the land and rectify any matter in relation to any other condition; the payment of a road maintenance levy of 6 (six) cents per cubic metre providing that Council may determine, at periods of not more frequent than 12 (twelve) month intervals, revised levies, provided that such amount shall not in any one period of 12 (twelve) months exceed 10% (ten per cent) of the gross sales from the operation based on a fair market value of the materials extracted; and a condition as follows: "The Council may revoke that development consent in the event of any breach of or non compliance with any of these conditions".

Whilst the quarry did commence operations not long after the consent was issued, such operations did cease for a number of years and have recently recommenced under the Readymix group. Whilst it was not a condition of consent, it was implied in the application that the time required for the approval was 20 (twenty) years, so in that in this respect it is considered that the consent is due to expire on 22nd November 1996.

At the time of determination of this application, the proposal was advertised in the local Hawkesbury Gazette with no submissions being received and, additionally, letters of support of the application were received from the 2 (two) nearest dwellings.

There were no conditions attached to the consent concerning hours of operation, however, licensing from the State Pollution Control Commission, as is required, limits the hours of operation from 6.00 a.m. to 4.00 p.m. Monday and Friday, and from 7.00 a.m. to 1.00 p.m. on Saturday, with no operations on Sundays or public holidays.

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This operation is currently the source of the majority of complaints, which is understandable, given that the operation only recently re-commenced.

T.M. McInerny's Property

This land is situated on the southern side of East Kurrajong Road, Section 2, between the Calsil and Readymix operations and has been operated on a comparatively low key nature, having been approved by the Land and Environment Court on a refusal from Council, the Court approval being in 1981. The proposal is for the extraction of sand and was subject to a number of conditions including inspection fees, bond amounts, hours of operation between 7.00 a.m. and 5.00 p.m. Monday to Friday and 7.00 a.m. to noon on Saturday excluding Sundays and public holidays.

Whilst it was not conditioned, the application appeared to apply for a period of up to 16 (sixteen) years and, therefore, it may be presumed that the consent is to now expire on 10th December 1997.

Council's files reveal a number of inspections and that generally the operation was in accordance with the Court's conditions, however, that occasionally the hours of operation times have been breached.

The subdivision pattern in the locality did change between 1972 and 1975 when a number of 1 (one) and 5 (five) acre lots were created. Since 1975 there has been little subdivision activity with the exception of the extension of Coobah Road and its subdivision into 25 (twenty five) acre lots.

Complaints have dramatically increased in recent times, as a large number of the vacant lots have now been built upon and also, until recently, there has been little activity from the Readymix Plant.

Readymix are now paying 20 (twenty) cents a tonne levy and this amount was agreed to by them knowing that a further review would take place in 12 (twelve) months time. The condition of the Readymix consent, that Council may impose 10% (ten percent) of their gross sales as a levy can be considered by Council towards the end of this year. This, if implemented, would be of considerable cost to the company and, obviously, of considerable benefit to Council in applying to road maintenance and/or reconstruction.

Approaches have been made to the company and it has been suggested that it may be in the company's interest to pay for reconstruction of East Kurrajong Road, Section 2 "up front" which would alleviate the majority of noise nuisance and assist in making the road safer for all users. To date, the company has not made a formal response, however, the discussions were seen to have provided a positive basis for negotiations.

Council is to seal the 200 (two hundred) metre stretch of road from Coobah Road and to construct a "type 3" intersection with Singleton Road this year. Road levy funds from the extractive companies are being utilised in this programme.

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Hours of operation are a problem in that the hours from one approval to another are not consistent and, additionally, the consents cannot control truck movements outside of these hours. For example, many trucks use the road and arrive at the respective sites some time before "starting" time.

It is considered that each company should be informed that any further breaches of operating conditions will result in legal action being instituted. For such action to be successful will require local residents to have documentation and be prepared to swear affidavits and appear in Court as witnesses. As mentioned previously, it is believed that residents would be prepared to do this.

Additionally, it is believed that the State Pollution Control Commission should be written to and requested to inspect the properties to ascertain compliance with their conditions and advise Council.

There are no provisions in the Environmental Planning and Assessment Act to amend provisions of consent or to revoke consents unless the uses are inconsistent with a zoning provision in a draft local environmental plan. For example, if Council rezoned the area to make extractive industries a prohibited use, Council would then be in a position to modify conditions, impose new conditions or revoke a consent. However, in doing so, Council would be responsible for compensation for expenditure incurred by the applicant between the date of consent and the date of revocation or modification. The Act does not appear to mention whether Council would be responsible for loss of future earnings due to this action, however, no doubt, in equity law, Council would probably have to pay compensation. This aspect would need further legal advice.

The above is of academic interest only, however, as Council has not proposed to remove extractive industries from the available land uses in the locality.

A number of complaints indicate that the haulage trucks are driving contrary to traffic laws. In this respect, the matter should be referred to the Police.

Council will be informed of further discussions with the Readymix Group concerning the "up front" upgrading of East Kurrajong Road.

Recommendation

A. That Council inform the extractive companies operating on East Kurrajong Road 2 that:-

1. It is in receipt of numerous complaints about their operations and, in particular, breaches of hours of operation.
2. Council requests their consideration of local residents and their compliance with conditions of consent.
3. Council will institute legal action for any further breaches of consent.

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- B. That Council request assistance from local residents to document breaches of operating hours and to advise of their willingness to appear in Court.
- C. That Council write to the State Pollution Control Commission requesting advice on the compliance or non-compliance of each company in relation to the condition of permit from the State Pollution Control Commission.
- D. That Council write to the Police Department requesting that surveillance be undertaken on the driving habits of truck drivers in the locality.

ITEM 12: (File N140/7)

SUBJECT: PROPOSED WEBBS CREEK STATE RECREATION AREA

RPORT (S.P.)

The Webbs Creek Protection Organisation have written to Council indicating that they are an Organisation of residents of the Webbs Creek and adjacent areas formed to oppose the establishment of the proposed Webbs Creek State Recreation Area. They indicate that their primary aims are to oppose the establishment of the recreation area and to press for the inclusion of this area into the proposed Yengo National Park.

The Organisation indicates that they are in agreement of the proposed Scenic Protection Zoning under Council's new draft Local Environmental Plan, 1988, and that they consider that the proposed State Recreational Area conflicts with this zone. The aims and objectives of the proposed zone are "... to preserve the existing wooded hilltops and ridges, river valley systems, scenic corridors, environmentally sensitive areas and other local features of scenic attraction... and therefore prevent the establishment of traffic generating development along main and arterial roads."

At a recent inspection of the Macdonald Valley and St. Albans area, and Council's meeting with the residents of that area, the concerns of the residents were further indicated.

It is considered that, whilst State Recreation Areas have considerable merit, the proposal in this instance, is not suitable for the locality proposed, as the local road system serving the area is not adequate to cater for the substantial increase in traffic, particularly off-road vehicles that will be attracted due to the area and its objectives of, inter alia, encouraging such uses.

There appears to be no objection to inclusion of the area identified for the State Recreational Area to be included in the proposed Yengo National Park.

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Recommendation

That the Webbs Creek Protection Organisation be advised that Council supports their aims of having the Webbs Creek State Recreational Area included as an area of the proposed Yengo National Park and will write to the Minister for Planning and Environment and the Director of the National Parks and Wildlife Service indicating Council's support of the Organisation's objection to the implementation of Webbs Creek State Recreational Area and that the area should be included within the proposed Yengo National Park.

ITEM 13: (File DA 605/87)

SUBJECT: PROPOSED SUBDIVISION INTO TWO LOTS - LOT 4
DP 501333, BELLS LINE OF ROAD, KURRAJONG HEIGHTS.

REPORT (S.P.)

At its meeting of 9th February 1988, Council considered an application by Bennetts Real Estate Pty. Ltd. seeking consent to subdivide the subject land into areas of 1500 m² (one thousand five hundred square metres) and 2.885 ha. (two point eight eight five hectares) respectively. The lesser lot containing an existing dwelling, service station, roadside stall and shop.

Council supported the application, pursuant to State Environmental Planning Policy No.1, and resolved to request the Director of the Department of Environment and Planning to concur with the proposal.

A recent inspection of the land by Department of Environment and Planning Officers indicate that all the structures, including the service station, and excepting the dwelling house, have been demolished. This matter was checked with the applicant and it was confirmed that the demolition took place shortly after the General Purpose Committee's recommendation to Council of 28th January 1988.

The legal situation for non-conforming existing uses, such as previously existed on site, is that they are now abandoned due to the demolition of the service station and ancillary structures prior to formal development consent having been obtained for any reconstruction. That is, had it have been the applicant's intention to re-develop the service station, notwithstanding that it was a non-conforming existing use, consent could have been granted for its demolition and rebuilding, however, the fact that it was demolished without such consent destroys existing use rights.

As the severance of a long standing non-conforming existing use was the basis for Council's support of the subdivision, it is considered that Council is not now in a position where it can support the proposal and, in any case, the Department has indicated that it is not prepared to concur with the subdivision as the justifying existing use is no longer existent.

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Additionally, the proposed subdivision is substantially below the minimum 40 (forty) hectare provisions within the zone.

It is considered that Council should resolve to inform the applicant that it is no longer in a position to support the subdivision due to the demolition and abandonment of existing use rights.

Recommendation

That Council inform Mr. C. Bennett, applicant over Lot 4 DP 501333 Bells Line of Road, Kurrajong Heights, in respect of his proposed two lot subdivision, that Council is not in a position whereby it can recommend it further to the Department of Environment and Planning, pursuant to State Environmental Planning Policy No.1, as the existing use rights for the service station have now been abandoned, due to its demolition, which has removed the justifying land use for Council's previous support.

ITEM 14: (File C51/54)

SUBJECT: ROSE COTTAGE WILBERFORCE - CONSERVATION WORKS

REPORT (S.P.)

The Department of Environment and Planning has now advised Council that funding will be made available from the Heritage Conservation Fund to prepare a Conservation Plan for the Cottage and its curtilage to be used as a guide for future work at the site. The plan will specify the nature and priority of conservation works and, subsequently, enable Council to direct funds to areas of most need.

The Department proposes that the task be undertaken by Clive Lucas and Partners, or some other recognised conservation firm, and that the preparation of the plan be jointly supervised by the Shire Clerk/General Manager and the Manager of the Heritage and Conservation Branch.

The Department further indicates that the appointment of a consultant is currently being arranged and they seek Council's confirmation to the above programme.

Recommendation

That Council endorse the programme as submitted by the Department of Environment and Planning in relation to the Conservation Plan for Rose Cottage.

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ITEM 15: (File DA 97/88)

SUBJECT: PROPOSED HAWKESBURY PRISON COMPLEX - SCHEYVILLE

REPORT (S.P.)

Council is advised that it is in receipt of an application relating to the development of the land for the purpose of a prison accommodating 500 inmates. The application proposes the development of 2 (two) separate prisons in the southern part of the land.

In a Presidential Minute adopted at Council's Ordinary Meeting of 9th January, 1988, the Shire President expressed concern at the major impact such a proposal would have on existing infrastructure in the locality, particularly the effect on roads. The proposal will generate a substantial amount of traffic. The nature and condition of roads surrounding the development is such that major upgrading works will be required should the development proceed.

The Presidential Minute further indicated that the cost of additional infrastructure catering for the development would not attract Government assistance and that accordingly, Council would have to bear the cost.

Council is advised that the comments of the relevant authorities have been sought in relation to the adequacy of utilities servicing the development. In this regard only the response of the Water Board and the Regional Traffic Authority have been received.

Adjoining owners have been notified of the proposal in accordance with Council's Policy. The application was also advertised in the local press for a period of 4 (four) weeks. The exhibition period expires on 30th March, 1988. No objections have been received in relation to the proposal to date.

Given that the Liberal National Party Coalition has apparently indicated that a new prison should not be situated at Scheyville, the matter should be referred to the Premier seeking advice as to the Government's intentions in the matter.

Recommendation

That the advice of the Premier be sought as to the Government's intentions in this matter.

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ITEM 16: (File P160)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN AND SUPPORTING
DEVELOPMENT CONTROL PLAN - PARKLEA

REPORT (S.P.)

Blacktown City Council has advised that the above plans are currently on exhibition.

The purpose of the Draft LEP is to permit the use of the existing Parklea Plant Nursery as a retail market and "occasional entertainment" facility. The latter use includes live concerts, exhibitions/trade marts and sporting events.

The purpose of the Draft LEP is to enable more detailed control of impacts associated with concerts and similar uses.

Given its location, the Parklea Market Complex does not have any planning implications for Hawkesbury Shire.

Recommendation

That Blacktown City Council be advised that Council raises no objection to the Draft Parklea LEP and DCP and that the opportunity to provide comment is appreciated.

ITEM 17: (File P160)

SUBJECT: REMOVAL OF REQUIREMENT FOR DEVELOPMENT CONSENT FOR
DWELLINGS AND ANCILLARY SHEDS IN THE LOCALITIES OF
GROSE WOLD, GROSE VALE, KURRAJONG, KURMOND,
TENNYSON, GLOSSODIA, EAST KURRAJONG, BLAXLANDS
RIDGE, WILBERFORCE, FREEMANS REACH, NORTH
RICHMOND, RICHMOND, WINDSOR, PITT TOWN AND
MCGRATHS HILL

REPORT (S.P.)

Clause 34 of Hawkesbury Local Environmental Plan, 1984, defines an environmental protection area for the Shire. The clause provides that land to which it applies should not be developed without the consent of Council. This clause includes all of the localities indicated above.

The legal consequence of the clause is that, even though dwellings are listed as a permissible use without consent in most of the zonings, Clause 34 acts as a "catch-all" to reimpose the requirement for development consent.

While this provision affords Council with ultimate control over development in these areas, the processing of development applications for

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"minor" development such as dwellings and ancillary sheds has proved onerous. It is estimated that approximately half of Council's development applications, ie, approximately 400 (four hundred) per year, would be for dwellings and ancillary sheds in these areas. It is considered that the considerable staff time involved in processing these applications could be spent in more productive areas. Beside the significant amount of staff time required to process such applications, there are more importantly, delays and additional costs for applicants. These include a processing time of between 1 (one) and 3 (three) weeks and a development application fee of \$75 (seventy five).

The conditions of consent which are imposed on such "minor" applications are invariably standard and could be readily incorporated into the building approval issued by the Health and Building Department. Building Applications are assessed in relation to Planning restrictions, policies etc, so adequate control will be maintained.

To delete the requirement for development consent for such "minor" development in these localities, it is necessary that the environmental protection hatching be removed. This can only be accomplished by a local environmental plan. Removal of the hatching for these localities will still leave Council with extensive land use controls under Clause 9 of Hawkesbury Local Environmental Plan, 1984. Uses such as intensive animal husbandry - indeed almost any use beside a dwelling and ancillary sheds - will still require development consent. This has previously been supported by Council within LEP 1988, and is presented again so that in the event of LEP 1988, being unduly delayed, this aspect can proceed.

Accordingly, it is recommended that a local environmental plan be made to delete the above localities from the provisions of Clause 34 of Hawkesbury Local Environmental Plan, 1984.

Recommendation

That a local environmental plan be prepared to delete the provisions of Clause 34 for the following localities:-

Grose Wold, Grose Vale, Kurrajong, Kurmond, Tennyson, Glossodia, East Kurrajong, Blaxlands Ridge, Wilberforce, Freemans Reach, North Richmond, Richmond, Windsor, Pitt Town and McGraths Hill

ITEM 18: (File DA 452/86)

SUBJECT: RECONSIDERATION OF CONDITION NUMBERS 22 AND 23 OF
A DEVELOPMENT CONSENT TO ERECT A GENERAL STORE ON
LOT 1 DP 235012, CASTLEREAGH ROAD, AGNES BANKS

REPORT (S.P.)

Council, at its meeting of 14th October, 1986, resolved to approve a general store on the land subject to 19 (nineteen) conditions.

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The applicant has now written to Council requesting reconsideration of 2 (two) of these conditions, specifically condition numbers 10 and 11. These conditions are as follows:

- "10. Provision of kerb and gutter and road shoulder seal on both sides of Warnock Road for the full length of the development, ie, approximately 35 (thirty five) metres where vehicular access is required over the kerbline, a V drain is to be provided. Design and construction to the requirements of the Shire Engineer.
11. Drainage to be provided in the form of a pipe westwards under Castlereagh Road and continue down the other section of Warnock Road to the logical point of discharge."

In relation to these conditions, the applicant states the following:

"Condition 10 requires me to provide kerb and gutter on both side of Warnock Road, I believe this requirement should be restricted to one side of Warnock Road only, that being the side on which my development is sited. Further, the kerb and gutter I provide should be restricted to my frontage. If Council were to provide the kerb and gutter all other owners would contribute 50%. It seems very unfair for me to provide 100% of the whole requirement.

Conditions No. 11 seems equally unfair. Drainage of the whole area surely is Council's responsibility. However, I am required to provide a pipe under Castlereagh Road and to an unspecified point in the western portion of Warnock Road which is completely beyond my sphere of responsibility and monies.

I should be most grateful for your prompt consideration at the next Council meeting."

In the Shire Planner's Report to Council's meeting of 14th October, 1986, it was noted that the proposal involved the use of the road reservation for the purposes of turning movements. As such, it was considered reasonable to impose a contribution for full road construction, including kerb and gutter on both sides of the road for the full frontage of the development.

In relation to the provision of a pipe westwards under Castlereagh Road, this was seen as the best means of providing drainage for the land and runoff from the kerb and gutter. This aspect has been further considered, and while this drainage option is still preferred, a satisfactory alternative may be available. Accordingly, it is recommended that Condition No.11 be varied to state, "drainage works to the satisfaction of the Shire Engineer".

Recommendation

1. That Condition No.10 of Development Consent No.542/1986 not be varied.

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2. That Condition No.11 of Development Consent No.542/1986 be varied to read; "Drainage works to the satisfaction of the Shire Engineer."

ITEM 19: (File 4612-1c)

SUBJECT: UNAUTHORISED JOINERY - LOT 8 DP 3598, 41 SLOPES ROAD, NORTH RICHMOND

REPORT (S.P.)

Council has received complaints regarding the use of a large shed on the above land as a joinery. The objections have been on the basis of the constant sound of a saw, and sometimes a radio.

The owner of the subject land has been advised that the use of the shed as a joinery is unauthorised, Council having no record of any approval. In addition, Council can only consider a joinery on the land as a home industry, which requires that the building not occupy a floor space exceeding 50m² (fifty) and does not interfere with the amenity of the locality.

The person undertaking the joinery business has advised that he would be unable to comply with the provisions of a home industry and has undertaken to relocate to an industrial zone.

The relocation of the business has been discussed with both the joinery proprietor and the objector. Both are agreeable to the joinery business being given 6 (six) months to relocate operations to an industrial site.

Recommendation

That the owner of the land be advised that the joinery business is unauthorised and Council will require the cessation of the joinery business on the land within 6 (six) months of the date of resolution.

ITEM 20: (File L10/86)

SUBJECT: ADDITIONAL ITEMS OF ENVIRONMENTAL HERITAGE

REPORT (S.P.)

The following three items are submitted to Council for inclusion as items of environmental heritage in the Draft Local Environmental Plan. The first item, St. Gregory's Church and Cemetery, was deferred by Council in a previous report to Council.

1. St. Gregory's Church and Cemetery, 5 Old Bells Line of Road, Kurrajong, Portions 288 and 301, Parish of Kurrajong.

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Circa 1850-1880. Gothic brick Church with ecclesiastical windows and stained glass gothic entrance door. Natural brickwork east and west sides with plastered brickwork at north and south ends. Associated cemetery which appears to have been relocated in rows adjacent to church building.

2. Residence and barn, West Portland Road, Lower Portland, Lot 2 DP 244270 Portion 47 Parish of Meehan.

Circa 1890-1910. Sandstone Federation house with corrugated iron roof and bull nose verandah, wooden details for verandah columns and sandstone chimney. Associated slab barn with attic storage and corrugated iron roof.

3. Residence, West Portland Road, Lower Portland, Lot 28 DP 258602.

Circa 1890-1910. Brick two storey early Federation house, verandah on front of house on first floor. Wooden details on verandah, picket fence.

The owners of the above properties were notified of the identification of their properties as items of environmental heritage in accordance with Council's policy.

A number of submissions were received in relation to St. Gregory's Church. Because of the matters raised in the submissions, they are reported in full hereunder.

The following letter was received from J.R. McMahon:

"That it is the will of the Clergy, Trustees and Catholic community of the Hawkesbury area that the present position and status of the Catholic Church properties at Kurrajong be maintained.

The proposed intention of some authorities to place Heritage Orders, or other restrictions, on such properties does not meet any need and would be considered an unwarranted intervention in the normal pursuits of the practising Catholic community.

It is of some concern that, after many years of uninterrupted religious activities, people who have no connection with the Catholic church or local community would desire to intervene in the proper management, potential expansion and, perhaps future development of said properties.

Let it be known that the good management of the properties is vested in the hands of responsible Clergy and Trustees. The present Trustees are particularly mindful of their duties, being direct descendants of the people who built and financed the present buildings. A trust which has been, and will continue to be passed through succeeding generations of those families.

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Erected only in 1904 -- NOT being the original church on the site -- the building and its design and form are not of any unique pattern or architectural significance. The present position on the site -- with such spectacular views -- is such that any building (of whatever design) would stand out and be 'of considerable visual pleasantness'. That does not give it, from a Historical or Heritage point of view, any great significance or cause for heavy bureaucratic interference.

The well-cared-for appearance of the building is a good sign of the concern of the Catholic community for its possessions and any untoward intervention would result in this not being continued and thence the decline of the care and attention being given.

The property itself is not public. It is for the sole use and benefit of its Parishioners. The Church is not, and never has been, open for public inspection. The Cemetery is still being used and intrusion, by other than those with relatives buried there, is not encouraged -- in fact could be banned if there were any excess of public intrusion.

Some twenty years ago one of the Trustees approached the then, Colo Shire Council for some planning help in the expansion of the Cemetery and was informed that, as the property was privately owned, Council was not prepared to lend any help. Also, that it had its own Council-controlled cemeteries to look after and would only consider them.

We accepted that, and have proceeded to carry out extensions in our own way. If this Council has a different view it is a bit late to become concerned and endeavour to restrict, or exercise Council control over something previously rejected.

The Catholic community is becoming aware of the fact that it has no effective representation on Council, or one with sympathetic understanding of these matters.

In a country which proclaims democracy and freedom from interference, it would -- if any action is taken to deprive them of their right to be left alone and at peace with all -- be a strange form of democracy."

The following letter is from Rev. Father E. Szondi, Parish St. Monica's Presbytery:

"This is a submission regarding the proposed inclusion, as North West Sector Heritage Items, of St. Gregory's Church property at Kurrajong.

On behalf of the Catholic people I request that our Kurrajong Church should not be listed as an item of heritage. It would mean that what was private church property will now draw people onto the property -- a property which was paid for by the labour and sacrifices of the Catholic community.

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The Church itself is not of great architectural value. There are many like it around the country. Moreover, this one was completed in 1904 and there are many people alive today who are much older than the Church. It is true that the Church is well situated so that there is a good view from the Church ground but that view is available from a number of other places and is not a matter for heritage by itself.

Moreover, with regard to items of historical value, the Church has had a good record. Throughout England and Europe churches have been preserved and looked after while many other buildings equally historical have disappeared.

It is a concern to us that people with perhaps no or at least different religious affiliations will have a significant say in the disposition of Church properties which are important for the practice of our chosen religion - properties which the Catholic community worked for and maintained at its own cost for decades.

We see in this a threat to pursuing the practice of our Faith in freedom. A heritage listing could inhibit and spiral costs in a manner which our community may not be able to support. In this we see a threat to religious freedom.

We request that the Kurrajong Church and properties be left unencumbered by heritage listing and in its present status."

The following letter was received from V.G. McMahon:

"Most points of objection to a Heritage Order being placed on St. Gregory's Church have been amplified by the Parish Priest or my fellow Trustee.

However, I would like to point out that any extensions which may become necessary to St. Gregory's to service the needs of the Catholic community have been largely brought about by Council's policy of increasing rate revenue by allowing continuing subdivision for more and more rate producing properties.

This has changed a rural community into a dormitory suburb where the need for weekend access to the Church must be met locally.

We cannot provide more churches as we have no extra priests to serve them.

There would be nothing worse than a hot overcrowded church on a summer Sunday to rouse uncharitable thoughts towards Council, if it were the cause of the overcrowding."

The following letter was received from Des Wilson, President, Hawkesbury Shire Ratepayers Association:

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"The association has received expressions of concern regarding the heritage listing of St. Gregory's Church, Kurrajong, together with requests to appeal to Council on behalf of parishioners.

So far as can be determined, elderly parishioners perceive the matter as being an unwarranted intrusion upon their right to remain in complete control of their place of worship.

Religious ideologies are a delicate matter and it is not unreasonable that long practising parishioners have a deep emotional attachment to their church that is somewhat intolerant of what is perceived to be unnecessary interference.

It is our understanding that Council is already in receipt of objections to the listing and in view of the delicate nature of the matter we would have thought that any objection, ought to be sufficient.

Surely it is not impossible that in this particular instance, Council could accede to the wishes of those concerned."

St. Gregory's is an excellent example of Gothic ecclesiastical style. The Church and cemetery have played an important role in the development of Kurrajong. St. Gregory's is a focal point due to its location on the crest of a ridge and on a bend in the road. The Catholic church like other major church denominations are to be congratulated for their preservation of historical buildings. The listing of the church as an item of heritage should be seen as a statutory recognition of their good work over the years and not as an attempt to thwart their future development plans. The listing proposed ie; Schedule 11 of Hawkesbury LEP 1984, does not preclude later development of the church. It even does not preclude demolition per se, but merely identifies the relative importance of the building and requires that further development requires Council consent.

A submission was received from Mr. A. Lance, owner of the residence and barn West Portland Road, Lower Portland in response to the notification. Mr. Lance objects to the identification of the building as a heritage item "as the building was erected in 1910 it is far from being a historic building" and that "the building has no historical value". In the submission, Mr. Lance further indicates that "whilst I am spending all the money on the building, I call the tune."

Council is advised that age is only one of a number of factors which determine the significance of an item. A building does not have to be constructed before a certain date to possess heritage significance. A building such as the Sydney Opera House constructed in the early 1970's is considered to be an item of environmental heritage due to its architectural, aesthetic and cultural significance. It is therefore considered that Mr. Lance's grounds of objection are not sufficient to warrant deletion of the residence and barn as items of environmental heritage in Council's Planning Instrument.

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Recommendation

That the following three (3) items be included as items of environmental heritage on the Draft Local Environmental Plan of the Shire.

1. St. Gregory's Church and cemetery, 5 Old Bells Line of Road, Kurrajong, Portions 288 and 301, Parish of Kurrajong.
2. Residence and barn, West Portland Road, Lower Portland, Lot 2 DP244270 Portion 47 Parish of Meehan.
3. Residence, West Portland Road, Lower Portland, Lot 28 DP258602.

ITEM 21: (File P160)

SUBJECT: DRAFT PLANS OF MANAGEMENT FOR BLUE MOUNTAINS AND WOLLEMI NATIONAL PARKS

The National Parks and Wildlife Service (the Service) recently released the above Plans which provide broad management directions and specific actions aimed at guiding the management of the Parks. The Plans are primarily for the use of park managers with the main management priorities generally being:

- * protection and restoration of scenic quality;
- * improvement of water quality and streams;
- * special protection for vegetation communities and sites which are threatened, vulnerable or otherwise important;
- * improvement of fire management capability;
- * declaration and protection of wilderness areas;
- * provision of improved visitor facilities and information;
- * protection of Aboriginal sites and historic places;
- * regulation of inappropriate uses;
- * consideration of the impact of external land use activities in the park.

Implementation of the Plans will be the responsibility of both the Upper Hunter District and Blue Mountains District of the Service.

To enable on-going consultation with the Service on the implementation of the Plans, a liaison group/working party comprising Council officers and officers of the Service has been established.

The primary aim of this group is to link Council's planning policies to the Service's policies within the parks.

Recommendation

That the report on the Draft Plans of Management for Blue Mountains and Wollemi National Parks be received.

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ITEM 22: (File DA 279/83)

SUBJECT: HOLIDAY UNITS, 34 KURMOND ROAD, WILBERFORCE
OWNER: T. ZWOLSMAN

This matter has been the subject of a recent appeal to the Land and Environment Court (1984) on a number of requests to Council to alter the location of the proposed driveway.

At its Ordinary Meeting on 20th October, 1987, Council re-affirmed its previous decisions that the access driveway should remain in the location as previously approved by the Court.

As a result of this, Mrs. Zwolsman lodged a further appeal with the Land and Environment Court with the appeal only relating to the location of the driveway.

The matter was subsequently heard before Assessor Joan Domicelj of the Land and Environment Court on 23rd February, 1988.

Assessor Domicelj found in favour of the applicant, subject to compliance with a number of conditions relating to screen planting, width of landscape strip and construction requirements.

The Judgment reads in part:

"..... Mr. Hemsworth, a real estate agent, owner and occupier of the premises adjoining the subject land to the east, objected to the development application the subject of the consent. It is therefore necessary if the Court is to modify the consent that it be satisfied that no prejudice will be caused to Mr. Hemsworth The proposed amendment brings one stretch of the driveway nearer to his property and may cause the headlights of cars leaving the parking area at night to sweep across the windowless western wall of his house, office and garage buildings and across his northern paddock. On the other hand, the original curved driveway, it was put by the applicant, would cause headlights of entering vehicles at night to sweep across the windows of the neighbour's house to the west of the subject land.

Considerable time was dedicated during these proceedings to the consideration of screen landscaping along the common boundary between Mrs. Zwolsman's and Mr. Hemsworth's properties. Mrs. Zwolsman is willing to comply with a detailed condition of consent designed to ensure that no adverse effect from headlights or loss of privacy will arise from the realignment of the road. I am satisfied, that Mr. Hemsworth's house is of a design and of sufficient distance from the boundary as not to be unduly affected by the noise of vehicular movement on the driveway area proposed. It is estimated that vehicle movements will be few as the development is small and its purpose is to act as a quiet religious retreat for its clients.

I am satisfied that, if the modification with the conditions agreed between the parties is allowed, no prejudice will be caused to

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Mr. Hemsworth (being the only relevant objector to the original development application) by traffic noise, headlights, loss of privacy or loss of amenity Mr. Hemsworth did not appear although his original objection was maintained In November, 1987, it (Council) considered both its Shire Planner's report supporting it (the modification) and Mr. Hemsworth's verbal objections to it and concluded that the terms of the original consent made by the Court should be maintained"

Mr. Hemsworth has indicated that he disagrees with this Judgment and as such he considers that his objection still stands.

If the Committee is also of this opinion, then an appropriate course of action would be to lodge an appeal against Assessor Domicelj's decision.

This would require Council to prove that, in reaching her decision, Assessor Domicelj either erred on a point of law, or, given the facts before her, could not have reasonably made the decision she did.

It is considered that if landscaping is provided in accordance with the requirements of the Court, then no prejudice would be caused to Mr Hemsworth by the proposed modification of the driveway.

On the evidence available, it is unlikely that an appeal would be successful and it is considered that this matter has reached a stage where there is no point in proceeding further, and in any case has achieved a reasonable result for all parties concerned.

Recommendation

That the report on legal proceedings and the Court judgment regarding Mrs. T. Zwolsman's holiday units at 34 Kurmond Road, Wilberforce, be received.

ITEM 23: (File DA 150/87)

SUBJECT: WHATLEY SANDS PTY. LTD. -V- HAWKESBURY SHIRE
COUNCIL - SAND EXTRACTION PITT TOWN

REPORT (S.P.)

The following letter has been received from Consultants Wellings Smith and Byrnes and relates to Council's refusal to grant development consent to Whatley Sands for the extraction of sand from the property known as "Bona Vista" at Pitt Town.

"As you are aware, we act on behalf of Whatley Sands Pty Ltd and have been asked to advise on planning matters relevant to the above-mentioned appeal.

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From Council's viewpoint, there has been a significant change in circumstances since the refusal was issued in that the Minister for Planning and Environment has confirmed to Council that he does not intend to remove Pitt Town from Sydney Regional Environmental Plan No.9. Since our interpretation is that the previous Council's refusal was concomitant with its request for the land to be removed from the Regional Environmental Plan (and rezoned for a 2ha subdivision) the Minister's rejection changes the basis upon which the current decision was made.

Without prejudice to that action, we have suggested to our client that, as the composition of Council has changed since its decision on the proposal was made, it would be appropriate for the company and its representatives to meet with the new Council so that the newly elected aldermen, in particular, can be fully acquainted with the proposal and the issues now relevant to any consideration of its merits.

We feel that further discussion could be of mutual benefit and would intend supplying a brief summary of our clients' position as a basis for discussion. We would be pleased if you would advise if Council wishes to participate in such discussions so that a time can be arranged. In the meantime, to avoid any undue delay, our client intends to lodge his appeal with the Land and Environment Court but should further negotiations be favourable then the appeal would be withdrawn."

Recommendation

That the information concerning the intended appeal of Whatley Sands Pty. Ltd. against Council's refusal to grant development consent for the extraction of sand from Pitt Town be received.

ITEM 24: (File DA 653/85)

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

REPORT (S.P.)

Council, at its Ordinary Meeting of 13th May 1986, issued development consent for the conservation of the historic building and the redevelopment of the site for a shopping arcade. An amended consent was issued on 9th June, 1987, as a result of the applicant's variation of the original two stage shopping arcade/office development to a single storey shopping arcade.

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The applicant now seeks approval for the construction of a second storey on the Windsor Street elevation of the shopping arcade. The proposed second storey will incorporate approximately 226m² (two hundred and twenty six square metres) of floorspace. This area is to be used for the purpose of offices and will necessitate the provision of 5 (five) additional on-site car spaces. The proposal is considered to be desirable in terms of aesthetics.

Section 102 of the Environmental Planning and Assessment Act allows Council, upon request from an applicant, to vary a consent where it is satisfied that the modification does not make it substantially different from the original consent. Sub-section 4 provides that modification of a consent shall not be construed as the granting of consent, ie; the 2 (two) year approval period runs from the original approval date. A contribution of \$74,392 (seventy four thousand, three hundred and ninety two dollars) is required in lieu of the on-site provision of 19 (nineteen) car spaces required for the proposal. This amount was calculated based on \$3,900 (three thousand, nine hundred dollars) per space - the rate applicable at the time of initial application. The contribution rate has, however, increased to the present \$4,700 (four thousand, seven hundred dollars) for each space not provided on-site in the commercial areas of Windsor, South Windsor and Richmond.

As the application is for modification of a consent, this contribution will only be relevant for a period of 2 (two) years from the date of the original consent ie, 13th May, 1988. Therefore, the applicant must have substantial commencement by 13th May or a new development application will be required.

Council is further advised that the Heritage Council approved the proposal in two stages pursuant to Section 63 of the Heritage Act 1977 in April 1987. The approval is valid for a period of 2 (two) years from the date of issue. If, however, the approval lapses, the applicant must again seek approval pursuant to Section 63 of the Heritage Act 1977.

Recommendation

- A. That development consent No. 271/1987 for the proposal be amended in accordance with amended plans 85/342B Sheets 1-3 dated 27th January, 1988, prepared by Milosevic & Nichols and approved by the Heritage Council of NSW subject to the following conditions:
- 1-7. Standard conditions (DAs) 1, 18, 21, 28, 29, 34 and 35.
 8. The payment of an amount of \$74,392 (seventy four thousand, three hundred and ninety two dollars) being a contribution in lieu of the 19 (nineteen) car spaces not provided on-site based on \$3,900 (three thousand, nine hundred dollars) per space.
 9. A schedule of proposed external finishes including sample materials shall be submitted for approval by the Shire Planner in conjunction with the building application.
 10. Compliance with the following conditions of the Heritage Council of NSW:-

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- a) That the applicant's working drawings and specifications in respect of construction of the new shopping arcade, demolition of the existing shop building shall be approved by the Manager, Heritage and Conservation Branch prior to any work being commenced.
 - b) That approval pursuant to Section 63 of the Heritage Act 1977 shall be void if the activity to which it refers is not substantially commenced within 2 (two) years of the date of approval.
- B. That the applicant be advised that contributions in lieu of on-site car parking for any further applications will be assessed at the rate applicable at the time of application.
- C. That the applicant be advised that this approval, as a modification of the consent granted on 13th May, 1986, must have substantial commencement by 13th May, 1988. Otherwise a new development application will be required with the parking contribution to be assessed in accordance with 'B' above.

ITEM 25: (File P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED
AUTHORITY

REPORT (S.C.)

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

Recommendation

The information be received.

Dwelling Houses

Applicant	Land	Date Received	Date Approved	Comments
Mr G Boyde	Lot 3 DP 749408 East Kurrajong Road, East Kurrajong. DA 29/88	25.1.88	17.2.88	
Huxley Homes	Por 537 Reserve Rd, Freemans Reach DA 711/87	24.2.87	22.2.88	Awaiting owner's consent
S R Dicrescenzo	Lot 4 DP 731150 Comleroy Rd, Kurrajong DA 10/88	12.1.88	23.2.88	Additional information required
N B Buttsworth	Lot 15 DP 212917 Cliff Rd, Freemans Reach. DA 75/88	10.2.88	23.2.88	
R Edwards	Lot 6 DP 730303 Robertson St, Kurrajong DA 69/88	8.2.88	23.2.88	
R & K Petherick	Lot 6 DP 738354 Grose Vale Road, Grose Vale. DA 48/88	1.2.88	23.2.88	
Pitt Constructions Pty Ltd	Lot 618 DP 222231 Maple Street, Bowen Mountain. DA 63/88	4.2.88	23.2.88	
R & F Wilson	Lot 29 DP 244090 Don Street, Kurrajong Heights. DA 71/88	9.2.88	23.2.88	
A Greuter	Lot 386 DP 210304 Currawong Cresc, Bowen Mountain. DA 64/88	4.2.88	29.2.88	
T Prophet	Lot 1 in proposed subdivision of Part Por. 8 Comleroy Road, Kurrajong. DA 65/88	4.2.88	29.2.88	
Kimberley Homes P/L	Lot 171 DP 217501 Boomerang Dr, Glossodia DA 76/88	29.1.88	1.3.88	Additional information required
Groveswood Homes P/L	Portion 113 Everingham Farm Road, Ebenezer. DA 26/88	22.1.88	2.3.88	Required heritage advice
K & K Booth	Lot 1 DP 733424 King Road, Wilberforce DA 85/88	18.2.88	2.3.88	
N & A Magdi	Lot 37 DP 263971 Coobah Road, East Kurrajong. DA 80/88	16.2.88	9.3.88	
P & G Berry	Lot 18 DP 206764 Grose Vale Road, North Richmond. DA 87/88	18.2.88	10.3.88d	
P Walters	Lot 23 DP 214934 Tizzana Road, Ebenezer DA 66/88	8.2.88	11.3.88	Additional information required

Applicant	Land	Date Received	Date Approved	Comments
S J Lothian	Lot 540 DP 210301 Bellbird Cresc, Bowen Mountain. DA 6/88	11.1.88	14.3.88	Additional information required
G & S Staples	Portion 44 Wheeny Creek Road, East Kurrajong. DA 62/88	3.2.88	16.3.88	Site plans requested
S & C Jordan	Lot 5 DP 733424 King Road, Wilberforce DA 110/88	26.2.88	16.3.88	
R W King	Portion 273 Wharf Road, Ebenezer. DA 100/88	23.2.88	16.3.88	
G L McLauchlan	Lot 495 DP 210305 Lt Bowen Rd, Bowen Mountain. DA 108/88	25.2.88	17.3.88	
D & A Hayes	Lot 2 DP 773105 Comleroy Road, Kurrajong DA 101/88	23.2.88	17.3.88	
O & D Fuser	Lot 12 DP 247243 Howes Road, East Kurrajong. DA 84/88	18.2.88	17.3.88	Additional information required
K J Gleeson	Lot 1 DP 241458 Cabbage Tree Road, Grose Vale. DA 98/88	22.2.88	17.3.88	
Wetzlar Building P/L	Lot 9 DP 748280 Overton Road, East Kurrajong. DA 86/88	13.2.88	17.3.88	Additional information required
G Simpson	Lot 83 DP 217499 Mitchell Drive, Glossodia. DA 92/88	22.2.88	17.3.88	
J & C Cook	Lot 6 DP 748280 Overton Road, East Kurrajong. DA 83/88	16.2.88	18.3.88	Additional information required
Allworth Consts	Lot 16 DP 192412 The Slopes Road, North Richmond. DA 109/88	26.2.88	18.3.88	
P & M Delfs	Lot 2 DP 773574 Macquarie Road, Wilberforce. DA 141/88	8.3.88	21.3.88	

Other Developments

Applicant	Land	Date Received	Date Approved	Comments
J Briggs	Lot 81 DP 607128, No. 127A George St, Windsor - First Use of shop as florist. DA 25/88	20.1.88	19.2.88	Additional information required
Rakau Pty Ltd	Lot 9 DP 13446 Mahons Creek Rd, Yarramundi - Animal establishment being a horse stud. DA 600/87	5.11.87	23.2.88	Required amended plans
BS & BH Pine	Lot 1 DP 241967, No. 6 Phipps Road, Maraylya - A shed containing four stables & tack/feed room. DA 15/88	18.1.88	25.2.88	Owners consent requested
R T Grech	Shop 8, Colonial Arcade, Lot 10 DP 586815 George St, Windsor - Use shop as an acupuncture clinic. SEPP4 4/88	28.1.88	29.2.88	Additional information required
Mrs D Toms	Lot 20 DP 24043 Burdekin Road, Wilberforce Dual occupancy. DA 21/88	15.1.88	29.2.88	Additional information required
RSB & DM McKinnon	Lot 1 DP 246647, No. 22 Speets Rd, Oakville - Extension to an existing dwelling to provide for a dual occupancy. DA 637/87	23.11.87	2.3.88	Required amended plans
Berela Pastoral Co	Lot 4 DP 733075 Sackville Road, Ebenezer Subdivision to create 3 lots. DA 707/87	24.12.87	2.3.88	Additional information required
Milosevic & Nichols	Lot 11 DP 716742 Bells Line of Road, North Richmond - Additions to paper store. DA 59/88	5.2.88	2.3.88	Rural Press Complex
Gro-Years Nursery	Lot 39 DP 263025 Fairey Road, South Windsor - Warehouse & factory. DA 687/87	15.12.87	3.3.88	Amended plan required
T M Clark	Lots 6, 7 & 8 DP 242361 Cnr Pitt Town Rd & Midson Rd, Oakville - Subdivision by adjustment of boundaries. DA 10/88	4.2.88	3.3.88	Awaiting additional information and owners consent
G E Crane & Sons P/L	Lot 7 DP 261702 Anderson Place, South Windsor - Warehouse building & showroom. DA 16/88	14.1.88	3.3.88	Amended plans required

Applicant	Land	Date Received	Date Approved	Comments
Joro P/L	Lot 31 DP 263025 Blackman Crescent, South Windsor - 5 factory/warehouse units. DA 580/87	28.10.87	3.3.88	Awaiting amended plans
John Bowden & Co	Pt Portion 129 Castlereagh Rd, Richmond Subdivision to create 27 allotments. DA 623/87	16.11.87	4.3.88	Awaiting input from Water Board
G I Williams	Lot 1 DP 211011 Cedar Ridge Road, Kurrajong - Wholesale vehicle dealer and mobile workshop. DA 691/87	16.12.87	4.3.88	Additional information requested
G Watson	Lot 22 DP 252061 Morilla Road, Wilberforce - Garage/storage shed. DA 91/88	22.2.87	4.3.88	
Gospers Doors & Garages	Lot 2 DP 739218 East Kurrajong Road, East Kurrajong - Storage Shed. DA 78/88	11.2.88	4.3.88	
B Johnson	Lot 100 DP 205986 Lt Bowen Drive, Bowen Mountain - Dual Occupancy. DA 46/88	29.11.88	10.3.88	Required amended plans and advertising
G S Williams	Lot 1 DP 590236 & Lot 1 DP 738390 Bellbird Avenue, Kurrajong Heights - Subdivision by boundary adjustment. DA 49/88	1.2.88	11.3.88	
F Harrison & G Neave	Lot 2 in proposed sub of Pors 42 & 43, Pt Por 44 & 74 Meadow Rd, Nth Richmond - Dual occupancy. DA 73/88	10.2.88	14.3.88	
H MacMillan	Lot 4 DP 516206 Wheelbarrow Ridge Rd, Colo Heights - Extension to an existing dwelling to provide for dual occupancy. DA 37/88	21.1.88	16.3.88	Additional information required
Caltex Oil (Aust) P/L	Lots 1 & 2 DP 16505, Lots 1-4 DP 537249 Bells Line of Rd, Nth Richmond - Installation of a replacement underground distillate tank having a capacity of 30,000 litres. DA 28/88	22.1.88	16.3.88	Required comments from "Dangerous Good Branch"
Mr D J Watt	Lot 1 DP 535140, 15 Windsor Rd, Vineyard Motor spares & accessories, sale & repair of boats & motor vehicles. DA 13/88	15.1.88	16.3.88	Amended plans requested
Arbcan Home Improvements	Lot 9 DP 239937, 37 Glenidol Rd, Oakville - Extension to an existing dwelling to provide for dual occupancy. DA 55/88	4.2.88	16.3.88	

Applicant	Land	Date Received	Date Approved	Comments
Boral Gas (NSW)	Lots 1 & 2 DP 16505 & Lots 1-4 DP 537429 Bells Line of Road, North Richmond - Installation of LPG tank, pump & driveway flow meter. DA 61/88	5.2.88	16.3.88	Required comments from Dangerous Goods
N & L Bugeja	Lot 3 DP 263201 Terrace Road, North Richmond - Farm Shed. DA 70/88	9.2.88	17.3.88	Amended plans required.
F Crino	Lot 101 DP 739445 Chisholm Pl & Lot 1 DP 633399 Harris St, Sth Windsor - Subdivision by boundary adjustment. DA 56/88	4.2.88	17.3.88	
Boana Pty Ltd	Lot 14 DP 244920 Dowling Place, South Windsor - First use of factory units - Unit 4 for cupboard manufacturing & Unit 5 for retailing. DA 54/88	4.2.88	18.3.88	Awaiting additional plans

GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

1. ACCOUNTS PAID
2. STATEMENT OF BANK BALANCES AND
INVESTMENTS AND SHIRE CLERK'S
CERTIFICATE
3. FINANCIAL STATEMENTS
4. CORRESPONDENCE
5. OFFICERS REPORTS

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

CASH EXPENDITURE WARRANT NO. 2/1988

SUMMARY - Accounts Paid

General Fund Nos.	67627 - 68268	4,492,102.45
Trust Fund No.	6088 - 6154	2,046,450.38
		6,538,552.83

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 24th March, 1988, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G.M. McCully,
Shire Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling six million, five hundred and thirty eight thousand, five hundred and fifty two dollars and eighty three cents (\$6,538,552.83), which have been paid, was submitted to the General Purpose Committee - Finance Section, on 29th March, 1988, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is page No. One (1) of Warrant No. 2/1988 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the Shire of Hawkesbury to be held on 29th March, 1988.

.....
President

.....
Shire Clerk

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE SHIRE OF HAWKESBURY TO BE HELD ON 29TH MARCH, 1988.

ACCOUNTS PAIDGENERAL FUND

CHEQUE	PAYEE	AMOUNT	DETAILS
67627	AUSTRALIAN CEMENT LIMITED	10620.63	CONCRETE
67628	AUSTRALIAN TAXATION OFFICE	1676.00	TAX DEDUCTION
67629	AUSTRALIA POST	2742.93	BULK POSTAGE
67630	STANLEY BALDWIN	1.15	REFUND
67631	BARRON & POPE PTY LTD	3345.47	CONTRACT PAYMENT
67632	BOBS QUALITY MEATS	866.47	CENTRE FOOD
67633	BOND BREWING NSW LIMITED	975.52	CENTRE LIQUOR
67634	MARK BURTON	50.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67635	DR P CAPPE	290.00	COMPENSATION CLAIM
67636	M G & F E CARTER	700.00	PLANT HIRE
67637	CENTRECLEAN LTD	104.64	REPAIR EQUIPMENT
67638	R & D COLLINS	29.50	REFUND
67639	MR B COLLINS	39.00	COMPENSATION CLAIM
67640	COMET OVERNIGHT TRANSPORT	29.75	FREIGHT
67641/			
67664	DAY CARE MOTHERS	6958.13	DAY CARE FEES
67665	MICHAEL DECARLO	250.00	STUDY ALLOWANCE
67666	DEPT OF MOTOR TRANSPORT	360.00	SECTION 12 CERTIFICATES
67667	DE VRIES CONCRETING	3170.40	KERB & GUTTERING
67668	ROSEMARY DORROUGH	250.00	STUDY ALLOWANCE
67669	JO DUHIGG	120.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67670	ELECTROLUX PTY LTD	263.58	VACUUM CLEANER
67671	CANCELLED		
67672	FASTSERVE PTY LTD	206.00	SUMMONS FEES
67673	M FORSHAW	11.95	REFUND
67674	ALAN FOUNTAIN	200.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67675	GALLOWAY & CO	10.00	REFUND
67676	G B C WHOLESALERS PTY LTD	200.00	CENTRE EQUIPMENT
		33471.12	

THIS IS PAGE ONE (1) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67677	TIM GEYER	250.00	STUDY ALLOWANCE
67678	HARE & FORBES PTY LTD	811.00	PLANT PARTS
67679	HBURY SHIRE CNCL PETTY CASH	165.53	PETTY CASH
67680	H'BURY RIVER PLUMBING SERVICE	587.00	PLUMBING
67681	HAWKESBURY RIVER COUNTY CNCL	240.00	WEED CONTROL
67682	HAWKESBURY SHIRE COUNCIL	3986.90	RETENTION PAYMENT
67683	HAWKESBURY SHIRE COUNCIL	38.00	LICENCES
67684	CANCELLED		
67685	H P PLUMBING SUPPLIES PTY LTD	60.20	HARDWARE
67686	JENOLAN CAVES HOUSE	112.00	VACATION CARE
			ACTIVITIES
67687	RON KELLY	350.00	COACHDRIVING -
			AUSTRALIANA VILLAGE
67688	KRISTAN COURIERS	61.00	FREIGHT
67689	KYMLEE PTY LTD	1007.11	CENTRE CONTRACT
67690	LIVERPOOL CITY COUNCIL.	34.95	BOOKS
67691	MARGARET LIVINGSTONE	100.00	ENTERTAINMENT -
			AUSTRALIANA VILLAGE
67692	LOCAL GOVT COMM SERVICES ASSOC	249.00	SEMINAR FEES
67693	D J & B C LORD	420.00	PLANT HIRE
67694	LOW DOHERTY & STRATFORD	10.00	REFUND
67695	P W & L MAYOR	636.00	HIRE PLANT
67696	NICHOLAS MCCABE	194.25	WSROC WAGES
67697	NEVILLE MITCHELL AUTO REPAIRS	70.00	INSURANCE CLAIM
67698	NATIONAL AUSTRALIA BANK	17718.44	LOAN REPAYMENT
67699	PACIFIC PHOTO	17.49	FILM PROCESSING
67700	R J PASCOE	225.00	CONSTRUCTION WORK
67701	P & D SIGNS	1490.00	SIGN WRITING
67702	DONALD PEARCE	4400.00	COMPENSATION CLAIM
67703	PERFECT PROMOTIONS PTY LTD	4710.00	BICENTENNIAL BUNTING
			AND BANNERS
67704	HELJA PERSALU	80.00	ENTERTAINMENT -
			AUSTRALIANA VILLAGE
67705	PIONEER CONCRETE	3411.60	CONCRETE
67706	PONDEROSA PEST CONTROL PTY LTD	146.00	PEST CONTROL
67707	PRIORITY CONVEY ENQUIRIES	20.00	REFUND
67708	PROSPECT COUNTY COUNCIL	24937.36	ELECTRICITY
67709	PUBLIC AUTHORITIES SUPER BOARD	44236.08	SUPERANNUATION
67710	CATHRYN PUZEY	250.00	STUDY ALLOWANCE
67711	RABIK SMALLGOODS	298.54	CENTRE FOOD
67712	REGAL GLASS & GLAZING	144.24	GLASS
67713	REMINGTON & CO	10.00	REFUND
67714	ROAD FREIGHTERS PTY LTD	22.50	SAND
67715	ALLAN ROURKE	19.04	COMPENSATION CLAIM
67716	ROVER-SCOTT BONNAR LTD	430.96	PLANT PARTS

145421.31

THIS IS PAGE TWO (2) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67717	ROVING TOYS	250.00	AUSTRALIA DAY ACTIVITIES
67718	SAMAKA (AUST) PTY LTD	1905.00	STATIONERY
67719	LINDA SCHOTANUS	250.00	STUDY ALLOWANCE
67720	M P SCHULTZ EXCAVATIONS	2490.50	HIRE PLANT
67721	SEDGWICK ABRAHAMS PTY LTD	26.73	INSURANCE
67722	SERVANTS EXPENSES	75.90	SERVANTS EXPENSES
67723	S&M SUPPLY COMPANY PTY LTD	14.32	STATIONERY
67724	S SMITH & SON PTY LTD	168.00	CENTRE LIQUOR
67725	P SMITH	20.00	REFUND
67726	TELECOM AUSTRALIA	20.62	TELEPHONE
67727	TELECOM AUSTRALIA	15.32	TELEPHONE
67728	N STEPHENSON PTY LTD	864.19	CENTRE FOOD
67729	LISA STEVENSON	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67730	STILLWELL TRUCKS (SYDNEY) P/L	364.90	PLANT PARTS
67731	B C SUANN	75.00	REFUND
67732	SU-BRET	326.20	PLAQUES
67733	SUN SING RESTAURANT	276.00	LUNCHEON
67734	SYDNEY BEARING SUPPLIES P/L	341.74	PLANT PARTS
67735	MAVIS TAYLOR	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67736	ROD TAYLOR A & M UPHOLSTERERS	175.00	PLANT REPAIRS
67737	TECHNICAL INDEXES PTY LTD	83.00	BOOKS
67738	TELECOM AUSTRALIA	768.45	TELEPHONE
67739	TOPTOWN LOCKSMITHS	49.86	LOCKS
67740	TRIUMPH-ADLER	154.80	STATIONERY
67741	VALUER-GENERAL'S DEPARTMENT	32180.75	VALUATION REPORTS
67742	B VAN DEN BOSCH	3195.00	PAINTING
67743	VINEGAR HILL BUSH BAND	500.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67744/			
67757	EMPLOYEES	94162.08	SALARIES & WAGES
67758	ALEX WATTS	250.00	BLACKSMITH - AUSTRALIANA VILLAGE
67759	WESTBUS LUXURY COACHES	85.00	BUS HIRE
67760	WESTERN AIR CLEANERS	172.24	SERVICE PLANT
67761	WESTPAC BANKING CORPORATION	4818.02	LOAN REPAYMENT
67762	WINDSOR COURT HOUSE	40.00	ADVERTISING
67763	WINDSOR CAKES	25.00	CENTRE FOOD
67764	WINDSOR DRY CLEANERS	21.20	CENTRE CLEANING
67765	WISEMANS BOOKS	2572.03	BOOKS
67766	R WRIGLEY	50.00	REFUND
		292288.16	

THIS IS PAGE THREE (3) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67767	W S R O C	16329.07	CONTRIBUTION
67768	YAKKA INDUSTRIAL WEAR	2064.50	SAFETY CLOTHING
67769	YOUNG & GREEN PTY LTD	431.99	PLANT PARTS
67770	ZIP HEATERS (AUST) PTY LTD	182.35	HEATER
67771/			
67782	AUST'N TAX OFFICE & OTHERS	127493.16	WAGE DEDUCTIONS
67783	MACQUARIE BOOKSHOP	1109.46	BOOKS
67784	D MALONEY	95.00	LAND CLEARING
67785	P MANETTAS & CO PTY LTD	128.00	CENTRE FOOD
67786	STEVE & MARY MCGRATH	360.26	CENTRE FOOD
67787	METAL RECYCLERS PTY LTD	45.00	REMOVE VEHICLES
67788	METRO QUALITY FOODS P/L	64.68	CENTRE FOOD
67789	APOLLO-MOON BOOKBINDERS	218.71	BOOKS
67790	A MOOREHEAD SNR	120.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67791	JOHN MURTAGH	250.00	STUDY ALLOWANCE
67792	M W S & DRAINAGE BOARD	2495.16	WATER
67793	LOCAL GOVERNMENT INVEST SERV	130000.00	INVESTMENT
67794	AUSTRALIAN TOURISM INDUSTRY	100.00	SEMINAR FEES
67795	DEPT OF ENVIRONMENT & PLANNING	50.00	RENTAL
67796	D GOOLEY	192.50	STUDY ALLOWANCE
67797	LOCAL GOVT TRAINING COUNCIL	125.00	SEMINAR FEES
67798	O'MARA CONSTRUCTIONS PTY LTD	35886.10	CONTRACT PAYMENT
67799	PARKROYAL HOTEL	90.00	SEMINAR ACCOMMODATION
67800/			
67816	EMPLOYEE	2699.74	SALARIES & WAGES
67817	TREVOR HOLLAND	125.00	STUDY ALLOWANCE
67818/			
67820	EMPLOYEES	811.03	SALARIES & WAGES
67821	REPLACEMENT CHEQUE		
67822	JEM-K PRINTING PTY LTD	12740.00	PRINTING
67823	L B ALFORD & ASSOCIATES	100.00	VALUATION FEES
67824	ALL STAKE SUPPLY CO PTY LTD	120.00	TIMBER
67825	ALOHA INDOOR PLANT HIRE	228.00	PLANT HIRE
67826	NEV ANDERSON MAPS	119.80	MAPS
67827	AUSTRALIA POST	101.38	RATE COLLECTIONS
67828	BAULKHAM HILLS SHIRE COUNCIL	130.50	PLANT PARTS
67829	BLIGH PARK JOINT VENTURE	69455.00	CONTRIBUTION
67830	BLUE HAVEN POOLS	25.39	REFUND
67831	CANCELLED		
67832	BRISBANE WATER HISTORICAL SCOC	25.55	SOUVENIRS
67833	FAY BROWNING	70.00	REFUND
67834	DR P CAPPE	360.00	COMPENSATION CLAIM
		697230.49	

THIS IS PAGE FOUR (4) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67835	M G & F E CARTER	1505.00	GRAVE DIGGING/PLANT HIRE
67836	N A CELLARS	100.00	CENTRE LIQUOR
67837	CITY AGENTS	10.00	REFUND
67838	COCA COLA BOTTLERS LTD	89.25	CENTRE FOOD
67839	CONPLANT PTY LTD	320.92	PLANT HIRE
67840	C COOLEY	828.40	COMPENSATION CLAIM
67841	STEVE CULEVSKI	176.00	REFUND
67842	DARREL DAY	3122.25	CONTRACT PAYMENT
67843	DEPT OF MOTOR TRANSPORT	29.00	REGISTRATION
67844	DHARUG & LOW/H'BURY HIST SOC	84.00	SOUVENIRS
67845	MARJORIE DOUGLASS	1500.00	BI-CENTENNIAL MOSAIC
67846	JO DUHIGG	80.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67847	M E EARL	20.00	REFUND
67848	DR T EARLAM	75.00	COMPENSATION CLAIM
67849	B EDMUNDS	12.84	CONTRACT PAYMENT
67850	J EDMUNDS	12.84	CONTRACT PAYMENT
67851	ELECTRICITY COMMISSION OF NSW	100.00	RADIO REPEATER STATION
67852	ENCYCLOPAEDIA BRITANNICA INC	34.90	BOOKS
67853	EURUNDEREE STUD PTY LTD	648.40	CENTRE FOOD
67854	FAIRFIELD CITY COUNCIL	120.00	ADVERTISING
67855	FASTSERVE PTY LTD	131.00	SUMMONS FEES
67856	THE FEDERATION RIDE	250.00	DONATION
67857	F & G IMPORTS	178.44	PUBLIC LIABILITY CLAIM
67858	ALAN FOUNTAIN	150.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67859	FRANKS DIESEL SERVICE	227.35	PLANT REPAIRS
67860	PAUL GREENUP ELECTRIC	105.00	ELECTRICAL WORK
67861	GWS MACHINERY PTY LTD	100.00	PLANT HIRE
67862	HANLONS	52.86	FUEL SUPPLIES
67863	CANCELLED		
67864	THOMAS HARDY & SONS PTY LTD	819.60	CENTRE LIQUOR
67865	H'BURY SHIRE BICENT. COMMITTEE	294.90	SOUVENIRS
67866	HAWKESBURY CHIROPRACTIC CENTRE	59.00	COMPENSATION CLAIM
67867	CANCELLED		
67868	HAWKESBURY NEWSPAPERS	4750.60	ADVERTISING
67869	HBURY SHIRE CNCL PETTY CASH	89.16	PETTY CASH
67870	H'BURY RIVER PLUMBING SERVICE	969.85	PLUMBING
67871	HAWKESBURY REFRIGERATION	410.65	CENTRE REPAIRS
67872	HAWKESBURY SHIRE COUNCIL	2380.30	RETENTION
67873	MARK HAYES	36.00	PLANT PARTS
67874	HINCHEY & CROSS	19533.00	PROGRESS PAYMENT
67875	HIRE POWER PTY LTD	20.50	PLANT HIRE
		736657.50	

THIS IS PAGE FIVE (5) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67876	HOGAN BROS INVESTIGATIONS P/L	1230.25	COMPENSATION CLAIM
67877	JEM-K PRINTING PTY LTD	4010.00	PRINTING
67878	O JOSEVSKI	99.64	COMPENSATION CLAIM
67879	KANGAROO PRESS PTY LTD	223.95	SOUVENIRS
67880	RON KELLY	437.50	ENTERTAINMENT - AUSTRALIANA VILLAGE
67881	KYMLEE PTY LTD	1007.11	CENTRE CONTRACT
67882	A J LEAHY	158.13	PUBLIC LIABILITY CLAIM
67883	RENA LEE	250.00	STUDY ALLOWANCE
67884	LENTREE SOFT TOYS P/L	230.20	SOUVENIRS
67885	LIBRARY ASSOCIATION OF AUST.	663.00	ADVERTISING
67886	LIQUID AIR AUSTRALIA LIMITED	105.73	CYLINDER RENTAL
67887	LIQUOR DISTRIBUTORS PTY LTD	225.44	CENTRE LIQUOR
67888	MARGARET LIVINGSTONE	120.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67889	MACQUARIE RADIATOR & BATTERY	53.60	PLANT PARTS
67890	P MANETTAS & CO PTY LTD	1308.43	CENTRE FOOD
67891	MARITIME SERVICES BOARD OF NSW	40.00	SEWER LINE RENTAL
67892	P W & L MAYOR	860.00	PLANT HIRE
67893	NICHOLAS MCCABE	194.25	WSROC WAGES
67894	MCDONELL MOFFIT DOWLING TAYLER	120.00	LEGAL FEES
67895	METAL RECYCLERS PTY LTD	690.00	REMOVE VEHICLES
67896	MONIER ROCLA CONCRETE DIVISION	2127.43	PIPES & HEADWALL
67897	APOLLO-MOON BOOKBINDERS	660.07	BOOKS
67898	NATIONAL LIBRARY OF AUSTRALIA	441.71	ABN CHARGES
67899	NEPEAN GLASS	199.80	GLASS
67900	NSW LOCAL GOVERNMENT ITC Inc	45.00	SEMINAR FEES
67901	A O'BEID	382.00	REFUND
67902	M F O'HARA & CO	10.00	REFUND
67903	JOHN J PAINE ROSS & CO	25.00	REFUND
67904	KEVIN PARKS INVESTMENTS P/L	2162.96	CLEANING CONTRACT
67905	EDWIN H PIGOTT PTY LTD	53.10	SIGNS
67906	PITT GALLERY	30.00	REPAIR PAINTING FRAME
67907	PRIORITY CONVEY ENQUIRIES	73.00	REFUND
67908	PROSPECT COUNTY COUNCIL	16434.02	ELECTRICITY
67909	REST CENTRE COFFEE SHOP	7.50	COUNCIL SUPPER
67910	RICHMOND IRONWORKS	270.00	IRON GRATE
67911	RICHMOND NEWSAGENCY	28.65	NEWSPAPERS
67912	ROBANK FARM SUPPLIES PTY LTD	502.64	ANIMAL FEED - AUSTRALIANA VILLAGE
67913	D ROSSETTO	6.30	REFUND
67914	ROTARY CLUB OF RICHMOND	500.00	DONATION
67915	ROZZOLI WATCHMAKER JEWELLER	225.00	RENOVATE TROPHY

772868.91

THIS IS PAGE SIX (6) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67916	SAY IT WITH FLOWERS	33.00	FLOWERS
67917	SCHOLES FOOD DISTRIBUTORS	337.00	CENTRE FOOD
67918	SCIENCE CENTRE CONFERENCE A/C	750.00	SEMINAR FEES
67919	MARK SHAW	140.00	HIRE HORSES - AUSTRALIANA VILLAGE
67920	SHAYDZ LIGHTING & SOUND	78.00	HIRE SOUND/LIGHT
67921	SOUND INSTALLATION PTY LTD	350.00	HIRE SOUND EQUIPMENT
67922	SOUTH WINDSOR PHARMACY	16.00	FIRST AID SUPPLIES
67923	S&S WHOLESALE SCHOOL SUPPLIES	49.60	CHILD CARE EQUIPMENT
67924	TELECOM AUSTRALIA	26.05	TELEPHONE RENTAL
67925	LISA STEVENSON	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67926	STRATA LINES & SIGNS	2519.60	LINEMARKING
67927	SU-BRET	49.00	PLAQUES
67928	ANDREW SULTANA	456.80	WSROC WAGES
67929	IVAN TAGGART	27.70	COMPENSATION CLAIM
67930	CANCELLED		
67931	TELECOM AUSTRALIA	2855.88	TELEPHONE
67932	U S MANUFACTURING CO P/L	491.70	ASBESTOS
67933	VIVIENS PHOTOGRAPHERS	549.60	PHOTOGRAPHY
67934/			
67946	EMPLOYEES	91189.37	SALARIES & WAGES
67947	WALKERS TRAVEL	190.00	SEMINAR AIR TRAVEL
67948	ALEX WATTS	100.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
67949	KEITH WELLINGTON PTY LTD	80.00	TOWING
67950	WENDERN PLUMBING PTY LTD	85.50	CENTRE REPAIRS
67951	WESTERN CLUTCH SERVICE	235.00	PLANT PARTS
67952	WILBERFORCE GENERAL STORE	542.80	CENTRE FOOD
67953	JOHN WILLIS AUTO REPAIRS P/L.	310.00	PLANT PARTS
67954	WINDSOR DRY CLEANERS	18.80	CENTRE CLEANING
67955	LOCAL GOVERNMENT INVEST SERV	1330000.00	INVESTMENT
67956	BRADSHAW WASTE INDUSTRIES P/L	18391.74	CONTRACT PAYMENT
67957	C J ADAMS	365.88	PUBLIC LIABILITY CLAIM
67958	BAULKHAM HILLS SHIRE COUNCIL	195.45	RATES
67959	PROFESSOR G BLAINIEY	342.00	REIMBURSE AIR FARE
67960	COMMUNITY ACTIVITY CTR NETWORK	20.00	SUBSCRIPTION
67961	H'BURY COMMUNITY ARTS WORKSHOP	500.00	DONATION
67962	GEOFF MOORCROFT	2000.00	PRINTING
67963	NATIONAL LIBRARY OF AUSTRALIA	252.00	SUBSCRIPTIONS
67964/			
67967	EMPLOYEES	657.42	SALARIES & WAGES
67968	LOCAL GOVERNMENT INVEST SERV	540000.00	INVESTMENT
67969	LOCAL GOVERNMENT INVEST SERV	700000.00	INVESTMENT

3467114.80

THIS IS PAGE SEVEN (7) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

67970	AARQUE	11.06	SERVICE MACHINE
67971	L B ALFORD & ASSOCIATES	2000.00	VALUATION FEES
67972	APPLETON TRAFFIC EQUIPMENT P/L	309.80	SIGNS
67973	ARMIR SERVICES PTY LTD	280.00	CLEANING SERVICES
67974	AUSTRALIAN ELECTORAL OFFICE	104.00	BALLOT BOXES
67975	AUSTRALIA POST	1182.58	BULK POSTAGE
67976	AUTOMATIC TOTALISATORS	211.00	SERVICE TURNSTILE
67977	BANNERMANS SIGNS	180.00	SIGNS
67978	BENNETT & WOOD AUTOPARTS	13.70	PLANT PARTS
67979	BHB PRINTING PTY LTD	2020.00	STATIONERY
67980	BISLEY HOMES PTY LTD	75.00	REFUND
67981	BITUPAVE LTD	2663.36	BITUMEN
67982	BMG QUARRIES	1990.68	GRAVEL
67983	BOBS QUALITY MEATS	1169.09	CENTRE FOOD
67984	THE BREAD SHED	138.02	CENTRE FOOD
67985	BRIGGS & STRATTON AUST. P/L	31.78	PLANT PARTS
67986	R J BROWNING	60.00	HIRE MUSIC/SOUND
67987	BUTTSWORTH ENGINEERING	461.97	TREATMENT WORKS EQUIPMENT
67988	CANINE DISTRIBUTORS	364.50	POUND SUPPLIES
67989	DR P CAPPE	46.00	COMPENSATION CLAIM
67990	CARMASSEY COMPUTER RIBBON MFG	320.02	STATIONERY
67991	CARRS MOWERS	110.50	PLANT PARTS
67992	M G & F E CARTER	1066.00	PLANT HIRE
67993	CASTLEREAGH TRACTORS & EQP P/L	134.21	PLANT PARTS
67994	CASTROL AUSTRALIA PTY LTD	62.88	GREASE/OIL
67995	MERVYN J CATHERS & CO	10.00	REFUND
67996	CCH AUSTRALIA LIMITED.	49.00	BOOKS
67997	CELGOR PTY LTD	8014.50	KERB & GUTTERING
67998	CENTRAL MAPPING AUTHORITY	811.80	MAPS
67999	CHRYODE PTY LTD	107.40	SOUVENIRS
68000	CITY AGENTS	20.00	REFUND
68001	J R & B M CLERKE PTY LTD	601.93	CENTRE EQUIPMENT
68002	DR M COGHLAN	492.00	IMMUNISATION
68003	COMPACTION SYSTEMS	181.19	PLANT PARTS
68004	COMPUTER RESOURCES COMPANY	74.80	STATIONERY
68005	CONPLANT PTY LTD	118.70	PLANT HIRE
68006	CORDON ELECT.SERVICING PTY LTD	85.00	REPAIR RADIO
68007	CULOUL SAWMILLS	2281.15	TIMBER
68008	DEPARTMENT OF LANDS	2980.13	ROYALTY
68009	DEPARTMENT OF LOCAL GOVERNMENT	10.00	LICENSE RENEWAL
68010	JO DUHIGG	80.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68011	G & L EVANS	3256.40	TIMBER
		3501294.95	

THIS IS PAGE EIGHT (8) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68012	FITZGERALD MOTORS PTY LTD	5205.80	PURCHASE PLANT
68013	FLICK PEST CONTROL	148.00	PEST CONTROL
68014	S FORD	87.60	REPLACE GATE
68015	ALAN FOUNTAIN	150.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68016	G & D CHESSER TOWING	160.00	TOWING
68017	GIBSONS & PATERSON	655.80	CENTRE EQUIPMENT
68018	BEVERLEY GROOM	8.00	REFUND
68019	HAWKESBURY CHIROPRACTIC CENTRE	23.00	COMPENSATION CLAIM
68020	CANCELLED		
68021	HAWKESBURY NEWSPAPERS	1486.20	ADVERTISING
68022	HBURY SHIRE CNCL PETTY CASH	179.99	PETTY CASH
68023	HAWKESBURY PRESS PRINTING	63.00	PRINTING
68024	HAWKESBURY VALLEY BUS COMPANY	420.00	BUS HIRE
68025	RON KELLY	125.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68026	KEYLINK (OTC)	36.14	MINERVA CHARGES
68027	DR KHAN	700.00	COMPENSATION CLAIM
68028	KRISTAN COURIERS	30.00	FREIGHT
68029	KYMLEE PTY LTD	1007.11	CENTRE CONTRACT
68030	LENORD SECURITY SERVICES P/L	1218.98	SECURITY
68031	LIBRARY ASSOCIATION OF AUST.	335.00	ADVERTISING
68032	LIGHTING READYMIX CONCRETE P/L	1918.34	CONCRETE
68033	MARGARET LIVINGSTONE	80.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68034	D-J & B C LORD	1080.00	PLANT HIRE
68035	D MALONEY	645.00	LAND CLEARING
68036	P W & L MAYOR	862.00	PLANT HIRE
68037	NICHOLAS MCCABE	194.25	WSROC WAGES
68038	J MCCARTHY HOTEL WARE P/L	119.19	CENTRE EQUIPMENT
68039	METRO WASTE DISPOSAL AUTHORITY	963.42	CONTRIBUTION
68040	MIRROR TELEGRAPH PUBLICATIONS	272.00	ADVERTISING
68041	M W S & DRAINAGE BOARD	733.49	WATER
68042	PAGE ALERT PTY LTD	264.00	SECURITY PAGING FEES
68043	PARSLOW'S MEMORABILIA PTY LTD	350.00	ANTIQUE FIRE PLACE
68044	DONALD PEARCE	61.05	COMPENSATION CLAIM
68045	HELJA PERSALU	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68046	D PETRIKAS	77.50	PLANT PARTS
68047	PIONEER ASPHALTS PTY LTD	1251.53	ASPHALT
68048	PIONEER CONCRETE	791.29	LIME
68049	PAUL PORTELLI	11.77	COMPENSATION CLAIM
68050	POSITIVE RESPONSE	170.52	TOURIST CENTRE DISPLAY
		3523219.92	

THIS IS PAGE NINE (9) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68051	PROSPECT COUNTY COUNCIL	5472.85	ELECTRICITY
68052	PUBLIC AUTHORITIES SUPER BOARD	42942.77	SUPERANNUATION
68053	REMINGTON OFFICE MACHINES	588.40	STATIONERY
68054	RENT-A-LOO PTY LTD	765.66	SHED HIRE
68055	BRIAN KEEGAN RETRAVISION	800.00	HIRE TELEVISION SETS - AUSTRALIANA VILLAGE
68056	RICHMOND CARAVAN REPAIRS	52.00	PLANT PARTS
68057	RICHMOND IRONWORKS	7880.00	PROGRESS PAYMENT
68058	ROSSKELLY WASTE REMOVALS P/L	720.00	WASTE REMOVAL
68059	RURAL BAG & SACK CO PTY LTD	1128.40	HESSIAN BAGS
68060	RURAL PRESS	1718.00	PRINTING
68061	SAN BERNADINO WINES	136.80	CENTRE LIQUOR
68062	SR G SCHINKO	171.06	IMMUNISATION
68063	SCOTT'S ROAD SEALING SERVICE	3039.21	ROADWORKS
68064	THE SHELL COMPANY OF AUST LTD	20602.19	FUEL SUPPLIES
68065	TELECOM AUSTRALIA	15.28	TELEPHONE
68066	STATE RAIL AUTHORITY OF NSW	44.81	FREIGHT
68067	SULO MGB AUSTRALIA PTY LTD	2335.00	SULO BINS
68068	ANDREW SULTANA	225.80	WSROC WAGES
68069	SYDNEY BEARING SUPPLIES P/L	134.78	PLANT PARTS
68070	SYDNEY SAW WORKS P/L	52.36	SHARPEN SAW
68071	EMPLOYEE	265.12	SALARIES & WAGES
68072	TELECOM AUSTRALIA	113.92	TELEPHONE
68073	VECTOR ELECTRONICS & SECURITY	435.00	REPAIR ALARM
68074/			
68086	EMPLOYEES	90721.53	SALARIES & WAGES
68087	A R WALMSLEY & CO	645.00	LEGAL FEES
68088	ALEX WATTS	50.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68089	KEITH WELLINGTON PTY LTD	268.50	TOWING
68090	WESTERN TOYOTA	105.00	PLANT REPAIRS
68091	WILBROPRINT COMPUTER SUPPLIES	107.00	STATIONERY
68092	L E WILLIAMS	1486.09	PLANT REPAIR
68093	WINDSOR AUTO ELECTRICAL	43.80	PLANT PARTS
68094	WINDSOR CARPET CENTRE	88.00	REPLACE CARPET
68095	WINDSOR GLASS & GLAZING	618.80	GLASS
68096	WINFORD MOTORS PTY LTD	3.90	PLANT PARTS
68097	WIZARD CARPET CARE	1070.00	CARPET CLEANING
68098	YOUNG & GREEN PTY LTD	19.52	FREIGHT
68099	AMP SOCIETY	1346.17	LOAN REPAYMENT
68100	AQUATEC-MAXCON PTY LTD	2871.22	PROGRESS PAYMENT
68101	WILLIAM BOBY & CO (AUST) P/L	1135.00	PROGRESS PAYMENT
68102	DR R A HAZELTON	175.00	COMPENSATION CLAIM
68103	NATIONAL AUSTRALIA BANK	43009.67	LOAN REPAYMENT
		3756623.53	

THIS IS PAGE TEN (10) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68104	SULO MGB AUSTRALIA PTY LTD	8168.33	BIN RENTAL
68105	B VAN DEN BOSCH	2500.00	PROGRESS PAYMENT
68106	PROSPECT COUNTY COUNCIL	270.49	ELECTRICITY
68107	REPLACEMENT CHEQUE		
68108	P FREEBURN	425.74	REFUND
68109	KEITH AINSWORTH PTY LTD	536.60	BOOKS
68110	AIRLITE WINDOWS	76.00	REPAIR DOOR
68111	L B ALFORD & ASSOCIATES	200.00	VALUATION FEES
68112	B & C ANDREWS	3.71	OFFICE SUPPLIES
68113	ANGUS & ROBERTSON	209.40	BOOKS
68114	ART IN PRINT	688.00	PRINTING
68115	AUSTRALIAN EDUCATION SUPPLIES	547.10	BOOKS
68116	AUST GOVT PUBLISHING SERVCE	295.00	SUBSCRIPTION
68117	AUSTRALIA POST	68.00	PRIVATE BOX RENEWAL
68118	AWANAKE PTY LTD	1379.27	SANDSTONE
68119	NOEL BELL RIDLEY SMITH & PART	1500.00	PROFESSIONAL FEES
68120	JAMES BENNETT LIBRARY SERVICE	2631.41	BOOKS
68121	BIBLIOTECHE	34.80	BOOKS
68122	BLIGH PARK JOINT VENTURE	126825.00	CONTRIBUTION
68123	BOOK SUPPLIES PTY LTD	1190.01	BOOKS
68124	FAY BROWNING	102.50	REFUND
68125	BUS STOP BOOKSHOPS PTY LYD	30.51	CASSETTES
68126	BUTTERWORTHS PTY LTD	110.00	SUBSCRIPTION
68127	M G & F E CARTER	1080.00	PLANT HIRE
68128	CENVET PTY LTD	580.92	POUND SUPPLIES
68129	CHEMONICS	1760.00	POOL SUPPLIES
68130	CHUBB AUSTRALIA LIMITED	180.00	ENTACARD CLOCK
68131	CO-DESIGN PTY LTD	478.00	HARDWARE
68132	CONTACT STATIONERY	143.32	STATIONERY
68133	CRAFT LOCKSMITH & ALARM	333.60	LOCKS & KEYS
68134	DEPT OF FINANCE	10.00	STAMP DUTY
68135	DEPT OF INDUSTRIAL RELATIONS	30.00	LICENSE FEES
68136	DE VRIES CONCRETING	9405.68	CONCRETING
68137	JO DUHIGG	120.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68138	CJ & EM ENGLAND PTY LTD	1085.00	STATIONERY
68139	EVERINGHAM PLATT & ANTHONY	480.00	PROFESSIONAL FEES
68140	BRIAN FARROW AGENCY	231.28	BOOKS
68141	JOSEPH FIMMANO	1100.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68142	FLICK PEST CONTROL	229.00	PEST CONTROL
68143	ALAN FOUNTAIN	150.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68144	H'BURY AMATEUR SWIMMING CLUB	50.00	DONATION
		3921862.20	

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68145	HBURY DISTRICT EISTEDDFOD SOC	1200.00	DONATION
68146	HAWKESBURY SHIRE COUNCIL	5930.00	LINEN RELEASE FEE
68147	HERITAGE COUNCIL OF NSW	10.00	APPLICATION FEES
68148	HOGAN BROS INVESTIGATIONS P/L	62.50	COMPENSATION CLAIM
68149	IDENTIC BOOKS PTY LTD	22.45	BOOK
68150	INTERSTATE & LOCAL PROMOTIONAL	600.00	BROCHURES
68151	IPEC ROAD EXPRESS	55.75	FREIGHT
68152	A E JEFFREY MANUFACTURING	120.00	CENTRE EQUIPMENT
68153	MR BRIAN JONES	500.00	CENTRE FLOWERS
68154	O JOSEVSKI	36.95	COMPENSATION CLAIM
68155	RON KELLY	187.50	ENTERTAINMENT - AUSTRALIANA VILLAGE
68156	KURING-GAI COLLEGE ADVANCED ED	11.50	STATIONERY
68157	KYMLEE PTY LTD	1025.11	CENTRE CONTRACT
68158	L E D BUILDERS PTY LTD	75.00	REFUND
68159	LIGHTING READYMIX CONCRETE P/L	277.12	CONCRETE
68160	LIQUID AIR AUSTRALIA LIMITED	151.40	CYLINDER RENTAL
68161	LIQUOR DISTRIBUTORS PTY LTD	269.22	CENTRE LIQUOR
68162	MARGARET LIVINGSTONE	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68163	D J & B C LORD	270.00	PLANT HIRE
68164	MACDONALD JOHNSTON ENGINEERING	1627.01	PLANT PARTS
68165	P MANETTAS & CO PTY LTD	396.00	CENTRE FOOD
68166	MATRA GLASS PTY LTD	137.25	PERSPEX
68167	NICHOLAS MCCABE	194.25	WSROC WAGES
68168	C G MCDONALD PTY LTD	52.60	COMPENSATION CLAIM
68169	STEVE & MARY MCGRATH	593.20	CENTRE FOOD
68170	MRS I B MCINTYRE	625.00	LOAN REPAYMENT
68171	CANCELLED		
68172	MONAGHANS TIMBER & BLD SUPPLY	1110.83	HARDWARE
68173	MONIER ROCLA CONCRETE DIVISION	10429.54	PIPES
68174	NASHUA AUSTRALIA PTY LTD	528.44	SERVICE AGREEMENT
68175	TREVOR NYMAN	10.00	REFUND
68176	R J PASCOE	500.00	CARPENTRY WORK
68177	PASCOL PAINTS AUST. PTY LTD	275.34	PAINT
68178	PENINSULAR STATIONERY	2512.88	STATIONERY
68179	PENRITH COPY CENTRE	58.00	SERVICE COPIER
68180	D PETRIKAS	65.00	PLANT PARTS
68181	ROBERT PONT	4080.00	PROFESSIONAL FEES
68182	PRIORITY CONVEY ENQUIRIES	50.00	REFUND
68183	PROSPECT COUNTY COUNCIL	1066.98	ELECTRICITY
68184	PUBLIC AUTHORITIES SUPER BOARD	92400.00	LOAN REPAYMENT
68185	RAMSET FASTENERS (AUST) P/L	29.52	PLANT PARTS
68186	REPCO AUTO PARTS (NSW)	65.48	PLANT PARTS

4049514.02

THIS IS PAGE TWELVE (12) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68187	REST CENTRE COFFEE SHOP	54.60	COUNCIL SUPPER
68188	THE ROCKING HORSE STUD	99.00	CHILD CARE EQUIPMENT
68189	SAFETY KLEEN	165.50	SERVICE MACHINE
68190	M P SCHULTZ EXCAVATIONS	736.00	PLANT HIRE
68191	SECURISEAL AUSTRALIA PTY LTD	573.00	STATIONERY
68192	SEEBURG (AUST) PTY LIMITED	135.00	MUSIC RENTAL
68193	SHAN-WAY	2480.94	OFFICE SUPPLIES
68194	THE SHELL COMPANY OF AUST LTD	2915.46	FUEL SUPPLIES
68195	GRAHAME SING	90.00	ANIMAL FEED - AUSTRALIANA VILLAGE
68196	S&M SUPPLY COMPANY PTY LTD	133.75	STATIONERY
68197	STATE SUPERANNUATION BOARD	50855.32	LOAN REPAYMENT
68198	N STEPHENSON PTY LTD	668.11	CENTRE FOOD
68199	STILLWELL TRUCKS (SYDNEY)P/L	54.00	PLANT PARTS
68200	S-U-E	10.00	REFUND
68201	S & M SULLIVAN	2962.00	FENCING
68202	ANDREW SULTANA	223.90	WSROC WAGES
68203	CANCELLED		
68204	SYDNEY BEARING SUPPLIES P/L	321.98	PLANT PARTS
68205	SYDNEY COUNTY COUNCIL	20.51	STREET LIGHTING
68206	J & N TAYLOR & CO LTD	268.11	TREATMENT WORKS EQUIPMENT
68207	MAVIS TAYLOR	40.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68208	TELECOM AUSTRALIA	778.15	TELEPHONE
68209	TELECOM AUSTRALIA	1088.00	SUBDIVISION FEES
68210	MALCOLM THOMPSON PUMPS P/L	711.00	TREATMENT WORKS EQUIPMENT
68211	CANCELLED		
68212	TLE ELECTRICAL PTY LIMITED	928.05	ELECTRICAL EQUIPMENT
68213	TRAVERSI JONES PTY LTD	909.71	HARDWARE
68214	TREND TIMBERS PTY LTD	40.96	TIMBER
68215	TRIUMPH-ADLER	100.00	REPAIR TYPEWRITER
68216	GRAEME TURTON	16.00	REFUND
68217	UNIVERSITY CO-OP BOOKSHOP LTD.	286.65	BOOK
68218	VILLAGE ROADSHOW TECHNOLOGY	355.00	CHILD CARE EQUIPMENT
68219/			
68233	EMPLOYEES	87248.80	SALARIES & WAGES
68234	A R WALMSLEY & CO	30.00	REFUND
68235	ALEX WATTS	75.00	ENTERTAINMENT - AUSTRALIANA VILLAGE
68236	WESTERN BOLT & SCREW MFG P/L	341.75	HARDWARE
68237	WESTERN AIR CLEANERS	351.60	PLANT PARTS
68238	WESTERN DISTRICTS GUARDIAN	147.20	ADVERTISING
68239	WILBERFORCE CAKE SHOP	387.48	CENTRE FOOD

4206116.55

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

68240	WILBERFORCE GENERAL STORE	372.52	CENTRE FOOD
68241	JOAN WILLIAMS	80.60	COUNCIL SUPPER
68242	L E WILLIAMS	678.45	PLANT PARTS
68243	MR DENNIS WILSON	600.00	LEGAL FEES
68244	WINDSOR AUTO ELECTRICAL	42.80	PLANT PARTS
68245	WINDSOR EXHAUST CENTRE	38.00	PLANT PARTS
68246	WINDSOR SMASH REPAIRS	1925.08	PLANT REPAIRS
68247	WIZARD CARPET CARE	220.00	CARPET CLEANING
68248	YOUNG & GREEN PTY LTD	873.92	FREIGHT
68249	DEPARTMENT OF LANDS	160.00	APPLICATION FEES
68250	A S BARRON & P E POPE	17088.52	CONTRACT PAYMENT
68251	BARRON & POPE PTY LTD	10197.40	CONTRACT PAYMENT
68252/			
68263	AUST'N TAX OFFICE & OTHERS	134231.69	WAGE DEDUCTIONS
68264	V A GOBBO PTY LTD	113750.00	CONTRACT PAYMENT
68265	HAWKESBURY SHIRE COUNCIL	460.00	RETENTION
68266	E & L PALMER	1947.26	CONTRACT PAYMENT
68267	ROYAL AUSTRALIAN AIR FORCE	2200.00	CANNON CARRIAGES
68268	S & R M REUBEN	210.60	BICENTENNIAL JEWELLERY
	COMMONWEALTH BANK	1111.09	FEES & CHARGES

4492304.48

Less cheque 67116 in Warrant 12 shown as \$93.35 should be
67116 cancelled

Less Cheque 67346 in Warrant 1 shown as \$108.68 should be
67346 cancelled

4492102.45

THIS IS PAGE FOURTEEN (14) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

ACCOUNTS PAIDTRUST FUND

CHEQUE	PAYEE	AMOUNT	DETAILS
6088	LOCAL GOVT INVESTMENT SERVICE	300000.00	INVESTMENT
6089	REPLACEMENT CHEQUE		
6090	COMMONWEALTH BANK OF AUSTRALIA	340675.75	INVESTMENT
6091	LOCAL GOVT INVESTMENT SERVICE	40000.00	INVESTMENT
6092	REPLACEMENT CHEQUE		
6093	BOVIS HOMES	180.00	REFUND
6094	MR & MRS BUCH	80.00	REFUND
6095	CAMP SCOTT FURPY PTY LTD	6000.00	CONTRACT PAYMENT
6096	R & D COLLINS	100.00	REFUND
6097	DEPT OF IND REL & EMPLOYMENT	2634.00	REFUND
6098	ENDEAVOUR HOMES	400.00	REFUND
6099	E GACKA	100.00	REFUND
6100	R L GRAHAM	80.00	REFUND
6101	BOB HARDY & ASSOCIATES	788.00	PRINTING
6102	HAWKESBURY SHIRE COUNCIL	3832.58	TRANSFER
6103	D HOOK	150.00	REFUND
6104	HOOKE HOMES	200.00	REFUND
6105	LIFESTYLE POOLS	50.00	REFUND
6106	A MAARBANI	500.00	REFUND
6107	A O'BEID	100.00	REFUND
6108	JACQUIE ROBERTS	200.00	REFUND
6109	L SINCLAIR	1000.00	REFUND
6110	G TIMMERMAN	100.00	REFUND
6111	AQUATIC-MAXCON PTY LTD	2871.25	RETENTION PAYMENT
6112	AUSLAND CONSTRUCTIONS PTY LTD	8940.62	RETENTION PAYMENT
6113	WILLIAM BOBY & CO	7099.43	RETENTION PAYMENT
6114	BUILDING SERVICES CORPORATION	6831.12	INSURANCE PREMIUMS
6115	ROBERT COLLINS	200.00	REFUND
6116	DAGMAR DAWSON	3.36	CONSIGNMENT
6117	JENNY DICKIE	63.00	CONSIGNMENT
6118	HELEN GARRICK	109.20	CONSIGNMENT
6119	HAWKESBURY SHIRE COUNCIL	1844.20	TRANSFER
		725132.51	

THIS IS PAGE FIFTEEN (15) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

6120	SYDNEY JEEP	10.50	CONSIGNMENT
6121	JOHN JELICOE	35.00	CONSIGNMENT
6122	HEATHER MAISEY-WINCH.	63.00	CONSIGNMENT
6123	MOHAIR FARM	59.50	CONSIGNMENT
6124	JEAN PURTELL	24.00	CONSIGNMENT
6125	RANDWICK-BOTANY JOINT LIBRARY	7.00	REPLACEMENT
6126	GROWING AUST PLANTS SOCIETY	3.33	CONSIGNMENT
6127	JAN STONE	5.50	CONSIGNMENT
6128	J SUMEGHY	3.00	CONSIGNMENT
6129	ULRIKE SURTENICH	22.30	CONSIGNMENT
6130	JOHN TETLAW	20.90	CONSIGNMENT
6131	LEONIE THOMAS	33.00	CONSIGNMENT
6132	LOCAL GOVT INVESTMENT SERVICE	60000.00	INVESTMENT
6133	COMMONWEALTH BANK OF AUSTRALIA	1000733.44	INVESTMENT
6134	LOCAL GOVT INVESTMENT SERVICE	250000.00	INVESTMENT
6135	AUSLAND CONSTRUCTIONS PTY LTD	847.00	SECURITY DEPOSIT
6136	M W BULL	210.00	REFUND
6137	J R BULLOCK	100.00	REFUND
6138	CALTEX OIL (AUST) PTY LTD	600.00	REFUND
6139	CAMP SCOTT FURPY PTY LTD	6000.00	PROGRESS PAYMENT
6140	N CORONEOS	100.00	REFUND
6141	MR DEBOER	200.00	REFUND
6142	DENNING CONSTRUCTION PTY LTD	100.00	REFUND
6143	ENDEAVOUR HOMES	200.00	REFUND
6144	P & C GILLHAM	78.00	REFUND
6145	GOSPERS DOORS & GARAGES	100.00	REFUND
6146	D & J GREEN	150.00	REFUND
6147	GROUP GARAGES	60.00	REFUND
6148	HAWKESBURY SHIRE COUNCIL	142.40	COMMISSION
6149	HOOKER HOMES	600.00	REFUND
6150	P KEITH	130.00	REFUND
6151	OUTBACK POOLS	200.00	REFUND
6152	N RICHARDSON	200.00	REFUND
6153	SKYLINE BUILDERS PTY LTD	100.00	REFUND
6154	I H VERNON	180.00	REFUND
		2046450.38	

THIS IS PAGE SIXTEEN (16) OF SCHEDULE NO. ONE (1)

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

STATEMENT OF BANK BALANCES AND SHIRE CLERK'S CERTIFICATE

ITEM 1: STATEMENT OF BANK BALANCES AS AT 29TH FEBRUARY, 1988

GENERAL FUND	DR.	531,439.70
TRUST FUND	CR.	590,846.51
	DR.	59,406.81

ITEM 2: FORM 2

GENERAL

Balance - Cash Account as at 1st February, 1988	DR.	945,714.01
Receipts for period ended 29th February, 1988	CR.	4,368,486.10
	CR.	3,422,772.09
Payments for period ended 29th February, 1988	DR.	4,528,912.89
	DR.	1,106,140.80

Unpaid accounts in office amount to \$ 200,000.00

Limit of overdraft arranged with bank \$ 800,000.00

SHIRE CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 29th February, 1988.

G.M. McCully
Shire Clerk/General Manager

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

ITEM 2:

INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Account</u>	<u>Amount</u>
71 days	01.03.88	11.15%	Treatment Works	1237601.97
71 days	01.03.88	11.15%	General Fund	230555.11
85 days	22.04.88	10.85%	General Fund	100461.62
62 days	23.04.88	10.75%	Treatment Works	355887.90
62 days	23.04.88	10.75%	General Fund	36938.97
90 days	26.04.88	10.85%	General Fund	1049911.28
90 days	05.05.88	11.10%	Sewerage Fund	294523.00
90 days	05.05.88	11.10%	General Fund	46152.75
90 days	24.05.88	11.05%	General Fund	1000733.44

Term Deposit

57 days	09.03.88	11.15%	General Fund	200000.00
64 days	05.04.88	10.90%	General Fund	200000.00
55 days	11.04.88	10.78%	General Fund	1000000.00
90 days	16.05.88	11.12%	Treatment Works	271503.13
90 days	16.05.88	11.12%	General Fund	428496.87

Short Term Investments (LGIS)	General Fund	320000.00
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Australian Savings Bonds

01.02.91	12.25%	Workers Comp Board	200000.00
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6972766.04

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks
<u>PUBLIC SERVICES</u>						
RE16B9 State Emergency Services	20975		1428	1428		Annual Provision - Volunteer Organisation
<u>HOUSING & COMMUNITY AMENITIES M&R</u>						
RE21C7 Street & Gutter Cleaning	187000		28933	28933		Annual Provision
E21D6 Flood Mitigation M & R 1987/88 (Grant \$10700)	25625					
RE21G2 Cemeteries Expenses	50000	-	6173	6173		Annual Provision
RE21G3 Bus Shelter Shed Mtce	3000	-				Annual Provision
<u>Stormwater Drainage</u>						
E21D2 Drainage Mtce	21000	-	6743	6743		Annual Provision
Loan Programme 86/87 (\$202000)						
DR87 Const Blacktown Road (Contribution HAC \$8000)	47000	35746	4493	40239	+1239	Culvert finished
Const Macquarie Street/ Castlereagh Road, W'force	9500	-	4011	4011		Work in progress
Const Francis Street	19700	48	-	48		Programmed 1988
Const Kurmond Road	15000	4315	1968	6283		Work in progress

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT					Variance	Remarks
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture			
Const Kurrajong Shopping Centre		32500	22491	1017	23508			Work in Progress
Const Mulgrave/Curtis Rd		25000	-	-	-			Programmed 1988
Const Warks Hill Road		9500	7288	-	7288	-2212		Work complete
Const Pecks Road		51800	48965	64	49029	-2771		Work complete
<u>RECREATIONAL AND CULTURAL AMENITIES</u>								
<u>Parks and Gardens</u>								
E23B1	Parks Mtce	424000	-	13182	13182			Annual provision
E23B	Parks Amenities Mtce	104000	-	9765	9765			Annual provision
R23B1	Parks Cleaning	138000	-	24542	24542			Annual provision
1765.05986	Contract Mowing	45000	-	-	-			Annual provision
1765.52982	Garden Competition	4000	-	-	-			Annual provision
1765.63000	Flood Damage 1986 Howe Park DMR Grant (70500)	70500	65991	4272	70263			Work complete
<u>ROADS & ANCILLARIES MAINTENANCE & REPAIR</u>								
<u>DMR M & I Prog. 87/88 (\$974760)</u>								
MIA88	MR 181 87/88	130223	44529	6321	50850			Work in progress

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks
FWC88	Ferry Webbs Creek 87/88	153221	68633	18624	87257	Continuous operation
MIB88	MR 182 87/88	49043	27436	339	27775	Work in Progress
FS88	Ferry Sackville 87/88	137244	65566	26390	91956	Continuous operation
M1588	S.R. 2063 Londonderry Road					
	DMR Grant 87/88 (\$17012)	34024	1390	1015	2405	Work in Progress
	Council Cont 87/88 (\$17012)					
FW88	Ferry Wisemans Ferry 87/88	360672	264156	25477	289633	Continuous operation
MIC88	MR 519 87/88	110333	15262	4113	15612	Work in progress
FLP	Ferry Lower Portland	90000	-	5775	5775	Annual provision
E24AA4C	Boundary/Bandon Rd Mtce	71000	-	102	102	Annual provision
E24AA4A	Sealed Roads Mtce	527500	-	45861	45861	Annual provision
<u>Roads Resealing</u>						
SEAL88	Council Revenue 1988 (\$160000)					
	Campbell Street	2592	-	-	-	Programmed 1988
	Brabyn Street	2461	-	-	-	Programmed 1988
	Annette Place	1834	-	-	-	Programmed 1988
	Holborrow Avenue	1928	-	-	-	Programmed 1988

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT				
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks
Hughes Avenue	1850	-	-	-		Programmed 1988
West Market Street	3564	-	-	-		Programmed 1988
Brentwood Avenue	3278	-	-	-		Programmed 1988
Brahma Road	12940	-	-	-		Programmed 1988
Pecks Road	7913	-	-	-		Programmed 1988
Keda Circuit	7047	-	-	-		Programmed 1988
Campbell Street	5756	-	-	-		Programmed 1988
William Street	2858	-	-	-		Programmed 1988
Grose Vale Road	9900	-	-	-		Programmed 1988
Tennyson Road	8154	-	-	-		Programmed 1988
Valley Way	3942	-	-	-		Programmed 1988
Kentucky Drive	3758	-	-	-		Programmed 1988
Upper Colo Road	13500	-	-	-		Programmed 1988
Erica Street	5050	-	-	-		Programmed 1988
Gadds Lane	6433	-	-	-		Programmed 1988
West Portland Road	2916	-	-	-		Programmed 1988
Argyle Reach Road	3645	-	-	-		Programmed 1988
Earl Street	3645	-	-	-		Programmed 1988
Hibberts Lane	2385	-	-	-		Programmed 1988
Lelia Avenue	2380	-	-	-		Programmed 1988
Raymond Street	1393	-	-	-		Programmed 1988
Coromandel Road	7905	-	-	-		Programmed 1988
Stannix Park Road	9954	-	-	-		Programmed 1988

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expenditure	Variance	Remarks
Commercial Road	7641	-	-	-		Programmed 1988
Saunders Road	13500	-	-	-		Programmed 1988
<u>Flood Damage</u>						
<u>DMR Programme Grant (\$441178)</u>						
<u>Loan Prog 1986/87 (\$25000)</u>						
Floodstorm 86						
- Emergency Works	26728	26728		26728		
- Grose Vale Road	163000	124730	12076	136806		Road now open completed January 1988
- Grono Farm Road	18000	16619	-	16619	-1381	Work complete
- Upper Colo Road	31000	26145	266	26411	-4589	Work complete
- Brennans Dam Rd	5300	3939	171	4110	-1190	Work complete
- Old Stock Route	7500	7500	-	7500		Work complete
- Cornwallis	17500	14425		11425	-3075	Work complete
- Wolseley St	37200	29950	-	29950	-7250	Work complete
- West Portland Rd	3400	3695	-	3695	+295	Work complete
- Yeomans Rd	2800	2300	-	2300	-500	Minor works to complete
- Terrace Rd Bridge	1500	1002	638	1640	-140	Work complete
- Punt Road	4500	3590	-	3590	-910	Work complete
- Hall St	6800	6733	203	6936	+136	Work complete
- Reedy Road	6800	3820	1026	4846	-1954	Work complete
- Bowens Creek Rd	12750	846	2831	3677	-9073	Work commenced

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT				
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expenditure	Variance	Remarks
- LW Colo Rd	10800	4478	1934	6412	-4388	Work complete
- Crabtree Gully Rd	4000	1390	2858	4248	-248	Work complete
- Old East Kurra-jong Road	3500	2386	129	2515	-985	Work complete
- Cabbage Tree Rd	1100	-	-	-		Work to be completed
- Pitt Town Bottoms Rd	5500	-	-	-		Work to be completed
- Freemans Reach Rd	2500	-	-	-		Work to be completed
- Colo Heights Rd	2000	-	-	-		Work to be completed
- Upper Colo Reserve Rd	500	-	-	-		Work to be completed
- Terrace Rd	2800	-	-	-		Work to be completed
- Tierney Rd Bridge	3100	-	-	-		Work to be completed
- Comleroy Rd	4400	-	-	-		
- Webbs Crk Rd	11800	6448	1867	8315	-3485	Work complete
- Tizzana Rd	16000	13404	925	14329	-1671	Work complete
- Argyle Reach Rd	11200	9610	-	9610	-1590	Work complete
- Wheelbarrow Ridge Road	17200	16711	-	16711	-489	Work complete
RE24AA9 Unsealed Rds Mtce	310000	-	48155	48155		Annual Provision
E24AB5 Bridge Mtce	50000	-	4713	4713		Annual Provision

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expenditure	Variance	Remarks
E24AB7	Kerb & Guttering Mtce	20000	-	1985	1985	Annual Provision
E24AB8	Footpath Mtce - Paved	20000	-	2530	2530	Annual Provision
REST	Restorations	30000	-	859	859	Work as required Contra payment
E24AB9	Unpaved Path Mtce	6000	-	502	502	Annual Provision
E24AC2	Tree Mtce	28000	-	210	210	Annual Provision
E24AC3	Traffic Sign Mtce	16000	-	20	20	Annual Provision
E24AC8	Docking Slips	3000	-	-	-	Annual provision
E24AC9	Boat Ramp Mtce	43000	-	6535	6535	Annual provision
RE24CB1	Depot Expenses	59400	-	4696	4696	Annual provision
RE24DA3	Car Parks Mtce	65000	-	746	746	Annual provision

Loan Prog. 1987/88 (100000)

Reseals

RRS8788	Old Stock Route Road	8400	-	-	-	
	Old Pitt Town Road	12000	-	-	-	
	Wolseley Road	7200	-	-	-	
	Old Sackville Road	7030	-	-	-	
	Bora Place, Wilberforce	1400	-	-	-	
	River Road, Yarramundi	5820	-	-	-	
	Mill Road, Kurrajong	16800	-	-	-	
	Bells Road, Kurrajong	11640	-	-	-	
	Single Ridge Road	8660	-	-	-	

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
Elizabeth Avenue, Kurmond	4850	-	-	-		
Chapman Road, Vineyard	16200	-	-	-		
<u>ROADS & ANCILLARIES CONSTRUCTION</u>						
MR1843 Main Rd 184 Moses Street DMR Grant 1985/86	114840	112497	-	112497		Work near completion
<u>ROADS CONSTRUCTION</u>						
Castlereagh Road (\$256255)						
DMR 86/87	73806					
87/88	59000					
88/89	62023					
Loan Prog. 87/88	11405					
Loan Prog. 86/87	50000					
CCCG Castlereagh Road MR 155	256255	217551	192	217743		Work in progress - Further work subject to grant

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
<u>Loan Prog. 1986/87 (161000)</u>						
RE24BA4 Fitzgerald Street	15000	-	-	-		Programmed 1988
Baker Street	8000	-	-	-		Programmed 1988
Bathurst Street	23000	-	-	-		Programmed 1988
Kurmond Rd	144000	57843	12855	70698		Work in progress
Loan Prog. 1985/86 (29000)						
1869.31000 MR 184 Clarendon - K & G and Drainage	19000	7953	3161	11114		Completed January 1988
<u>Loan Programme 1987/88 (350000)</u>						
Old Stock Route Road	50000	-	-	-		-
East K'jong Rd Sect 2	65000	-	-	-		-
Gorricks Run Pavement Reconst	30000	-	-	-		-
Grose Vale Road Pavement Reconst	30000	-	-	-		-
Freemans Road, Agnes Banks	6000	-	-	-		-
Study Upper Macdonald Rd & Gorricks Ln	14000	-	-	-		-
Godalla Rd & Browns Rd	155000	-	-	-		-

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
<u>Urban Local Roads</u>						
<u>Part DMR Grant 86/87 (172400)</u>						
LRS87 Spinks Road	124500	93900	9004	102904		Further work 1988
LRB87 Telecom Adjustment	7200		7198	7198		
LRHM86 Hermitage Road	40700	8586	236	8822		Relocation of services
<u>DMR Grant 87/88 (\$357800)</u>						
LR 8788 Settlers Road	25000					Programmed 1988
Hermitage Road	187500					Programmed 1988
Wheelbarrow Ridge Road	145300					Programmed 1988
ABC Aust Bicentennial Rds DMR Grant - As available	650300	634362	-	634362		Works in progress
<u>Kerb and Guttering</u>						
<u>Loan Prog. 1986/87 (\$253500)</u>						
KG87 Brabyn Street	39000	49097	152	49249	+10249	Works complete
Campbell Street	12000	10673	-	10673	-1327	Work complete
George Road, Wilberforce	30000	15056	155	15211		Works in progress
E24BB7 Ham Street	62500	1795	304	2099		Work commenced
Little Church Street	110000	519	2454	2973		Work commenced

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT				
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks
Loan Prog. 1985/86 (\$74000)						
E24BB7K	George Street, Windsor	14000	2976	10065	13041	Work in progress
	Grand Parade	60000	2977	-	2977	Revised date February
E24BC1	Vehicle Crossings	20000		630	630	Work as required - Contra Payment
E24BC2	Tree Planting New	13200		188	188	Annual provision
1873.02002	Earth Week	3500	-	-	-	Annual provision
E24BC3	Traffic Signs New	18000		2912	2912	Annual provision
E24BC4A	Sundry Pub/Wks Survey & Design	7500		1542	1542	Annual provision
<u>UNCLASSIFIED</u>						
RE24DA1	Street Lighting	361000		23133	23133	Annual provision
	Plant running costs	527000		59046	59046	Annual provision

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT					
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks	
<u>CAPITAL WORKS</u>							
<u>RECREATION & CULTURAL AMENITIES</u>							
Ham Street Hall (1987 Capital Works Programme)	15000	-	-	-		Awaiting theatre & public halls licensing requirements	
PGE Playground Equipment (Cont by Developers)	80000	74762	3008	77850		Work completed	
<u>Park Improvements</u>							
Loan Programme 1985/86 (55760)							
1765.04068 Colbee Park	8500	10949	-	10949	+2449	Work in Progress - Oakville Soccer Club assisting	
1765.04076 Maraylya Park	4500	5332	772	6104	+1604	Work complete	
1765.04107 Bowen Mt Park	5260	3348	8	3356	-1904	Work by Park Committee complete	
1765.04033 Pk-Imp Richmond Park	37500	27927	-	27927		Playground complete - sewer line to toilet to be relaid	

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
<u>Capital Works Prog. 1987 (\$65000)</u>						
Sport & Rec Council Cost	14500	9994	-	9994	-	
Colbee Park						
upgrade playing field						
Kurmond School						
const. multi-purpose court						
McMahon Park						
upgrade playing field						
Bowen Mountain Park						
Memorial Park K'jong	20500	11117	690	11807	-	
Colo Heights Reserve	9000	-	-	-	-	
Macquarie Park Cable Fence						
and Car Park	16000	-	-	-	-	
Icely Park & Woodlands No. 2						
Wickets	5000	4216	-	4216	-	
<u>Loan Programme 1987/88 (100000)</u>						
3117.49 Woodbury Reserve	12050	-	-	-	-	
Bensons Lane	23500	-	-	-	-	
(Grant \$11750)						

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT				
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend-iture	Variance	Remarks
Glossodia Park	1200	-	-	-	-	
Wilberforce Pk Playground Equipment	11000	-	-	-	-	
Memorial Park K'jong	16000	-	-	-	-	
Brinsley Pk, Pitt Town	10000	-	-	-	-	
Macquarie Park	25000	-	-	-	-	
Bicentenary Park	7500	-	-	-	-	
Powell Park	5500	-	-	-	-	
BLP Bicentenary Town Improvements (Local Govt. Initiative Grant)	100000	63775	10548	74323	-	Works in progress
<u>ECONOMIC SERVICES</u>						
RE25C7 Cordners Corner Restoration	25000	8307	2639	10946		Bank regrading commenced
<u>Bligh Park Estate - Joint Venture - Department of Housing</u>						
Precinct 3, 4, 5, 6, 7, 11 & 12 FA3083	1699250	2693775	196280	2890055		

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
<u>UNCLASSIFIED</u>						
3111.31-35 Aust. Village Entrance and Car Park (Cordners Corner Reserve)	133000	98467	388	98855		Work in progress
3117.37000 APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	210	-	210		Preliminaries
FA3117B Bicentenary Park (inc. Kiosk) Loan Prog. 82/83 (167000) Loan Prog. 83/84 (43000) Loan Prog. 84/85 (50000) Loan Prog. 85/86 (150000) Sup. Capital Wks Prog 1987 (100000)	510000	446287	46530	492817		Const. tea rooms by contract
1765.04131 Richmd Ex-Serv Sport Complex Loan Prog. 81/82 (100000) Loan Prog. 82/83 (95000)	445000	422184	-	422184		Work in progress

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

EXPENDITURE TO: 29th February, 1988		WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
Loan Prog. 84/85	(50000)						
Loan Prog. 85/86	(100000)						
Loan Prog. 86/87	(50000)						
Loan Prog. 87/88	(50000)						
NAES3	NAES Stage 3 - Road Alterations Windsor Wharf Natural Areas Enhance Bank	30000	8479	568	9047		Subject loan - consultants fees
	<u>Loan Prog. 86/87 (30000)</u>						
NAESBANK	Bank Stabilisation Grant Grant (90000) Council Contribution (22490)	112491	110868	5338	116206	-3716	Work complete
WFS	Wilberforce Shops (Capital Works Prog. 1987)	260000	119556	114706	234262		Works in progress
<u>SEWERAGE WORKS</u>							
BPTW	South Windsor T/Works	2200000	1718243	39962	1758205		Construction phase near completion

HAWKESBURY SHIRE COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 29/3/88

WORKS COST STATEMENT

EXPENDITURE TO: 29th February, 1988

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1988	Total Expend- iture	Variance	Remarks
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Recommendation

1. That the Works Cost Statement to 29th February, 1988 be adopted.
2. The revised estimates of cost be adopted.

HAWKESBURY SHIRE COUNCIL

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ITEM 1: (File B27/8)

SUBJECT: FIRE CONTROL OFFICER'S REPORT - BUSHFIRE
ESTIMATES 1988/89REPORT (S.C.)

The Bushfire Estimates for the year commencing 1st July, 1988, are required to be lodged with the Bush Fire Council of NSW by 31st March, 1988.

The equipment requests from Brigades for the forthcoming season have been correlated and the following estimates are submitted.

Maintenance and

Running Expenses - stations	3,000	
vehicles	21,000	
pumps	4,000	
radio	7,500	
petrol	10,000	
freight	700	
telephone	2,000	
electricity	2,500	
insurance	7,000	
FCO travelling exp.	150	
rates/lighting	600	
printing & stationery	1,800	60,250
Overexpenditure for Bedfords constructed in 1977		10,398
Fire Control salaries (FCO & assistant)		49,384
Toyota 4 x 4		22,000
Vehicles secondhand 4 x 4		40,800
FCO replacement vehicle		4,500
Conversion and updating of radio equipment		7,000
Bushfire Station subsidy - Ebenezer & Yarramundi		17,900
Miscellaneous fire fighting equipment (hose, (knapsacks, hand tools, helmets etc.)		31,000
Feeding of fire crews	700	
Training	1,500	
Protective clothing	2,000	
Supplementary charges	28,000	
		\$275,432

If the above estimates are approved, Council will receive subsidies amounting to \$164,024 leaving a balance of \$111,408 to be funded by Council.

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Recommendation

That the Bushfire Estimates for 1988/89 totalling \$275,432 be adopted and submitted to the Bush Fire Council of NSW.

ITEM 2: (File F81/7)

SUBJECT: LOWER PORTLAND FERRY OPERATION

REPORT (S.C.)

A number of representations have been received regarding the operation of the Lower Portland Ferry. The representations indicate concern that the Council may discontinue the operation of the Ferry and point out the many reasons as to why the service should remain, these relating to the community of interest that has evolved between those residents on both sides of the Hawkesbury River in this locality.

The representations have probably emanated as a result of a comment in the Council budget papers for this year. In that document it was recommended Council give consideration to the implementation of a charge for crossing the Ferry based on the operating cost and the significant road construction, which had been undertaken on both sides of the river in recent years, improving travelling times.

The Ferry service is operated by Hawkesbury Shire Council on behalf of Baulkham Hills and Hawkesbury Councils which share the operating costs which, in 1988, will total \$90,000. Any action should only occur after proper consultation has occurred with Baulkham Hills Shire Council.

In this regard it is suggested that there be discussions with appropriate representatives of Baulkham Hills Council with a view to implementing a charge, to non-ratepayers of both Shires, which would be collected by the Contractor and form part of the contract. This would involve the issue of a sticker with the rates each year and the collection, by the Ferry Operator, of a fee from all vehicles not having the appropriate sticker. In addition it is suggested that an approach be considered by both Councils, to the Department of Main Roads, for the construction of a bridge across the Hawkesbury River which would eliminate the need for both Sackville and Lower Portland Ferries. The operating costs of both these Ferries, including overhauls, would be such as to substantially meet loan repayments for any structure. It would take some investigation to determine the possibility of such a bridge considering the nature of the flood plain and how this would fit into the overall traffic plan for the area.

Initially it is recommended that an approach be made at President and Officer level with the Baulkham Hills Council and any results communicated to Council for further consideration.

HAWKESBURY SHIRE COUNCIL

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Recommendation

That an approach be made to Baulkham Hills Shire Council with a view to implementing a charge for non-ratepayer use of the Lower Portland Ferry and for the possible construction of a bridge across the Hawkesbury River to eliminate both the Lower Portland and Sackville Ferries.

ITEM 3: (File C50)

SUBJECT : FINANCIAL REPORTS - WORKS AND DEVELOPMENT
SECTIONS - GENERAL PURPOSE COMMITTEE

REPORT (S.C.)

Council, at its meeting on 10th November, 1987 resolved :

"That all quoted amounts and valuations in Council's General Purpose Committee Works Section and Development Section be wholly accurate, and expressed in both numerals and letters."

As can be appreciated, in large financial reports and details provided in the Works and Development Sections, detailing of the amounts in letters results in considerable additional typing work.

To overcome any concern on the legal position, accuracy of the amounts stated in the reports could be achieved by providing the amounts in the recommendations only, to be quoted in letters as well as in figures. The effect of this will result in considerable time saving in the preparation of detailed financial reports to the Council.

Recommendation

That amounts and valuations be quoted in words and numerals in recommendations to Council and Committees and subsequent resolutions.

ITEM 4: (File L125/4)

SUBJECT: L.E.R.N. (LOCAL EDUCATIONAL RESOURCES NETWORK)
EVALUATION

Council, at its meeting on 8th March, 1988, on the recommendation of the General Purpose Committee meeting of 23rd February, resolved that consideration of the L.E.R.N. evaluation be deferred.

The report is now resubmitted for consideration.

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REPORT (C.L.)

1.0 Background

L.E.R.N. was established in 1981 as a result of the "Pilot Study for School and Public Library Co-operation in the Windsor/Colo Area" by J. Hallein commissioned by Council and published in 1980.

The original aim of the service was to promote co-operation between educational institutions in the local area and Hawkesbury Shire Council Library Service, with particular emphasis on the sharing of resources and expertise. The objectives included the creation of a central collection of resource materials, particularly audio-visual kits, and production and maintenance of union lists to encourage borrowing between members of the network.

2.0 Establishment & Operating Costs of L.E.R.N.

2.1 Staff

At present L.E.R.N. operates with:

- * 14 hours p.w. - Deputy Chief Librarian (L.E.R.N. Co-ordinator)
 - * 24.5 hours p.w. - Library Assistant
- Total: \$21,191.04 p.a.

Initially L.E.R.N. operated with 2 full time staff i.e. L.E.R.N. Co-ordinator and Library Assistant.

2.2 Central Collection

2.2a. Resources vote:

Year	Vote	
1981	\$20,000	+ \$14,000 Special Grant for Central Collection of Resources
1982	\$19,500	
1983	\$11,420	
1984	\$10,900	
1985	\$10,400	
1986	\$12,360	
1987	\$ 8,000	
1988	\$ 1,000	

2.2b. Subscriptions:

The subscription funds are paid annually by each institution and are used for the maintenance of the Central Collection of resources.

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Year	Income	Year	Income
1982	\$1,950	1985	\$2,530
1983	\$1,950	1986	\$2,495
1984	\$2,530	1987	\$2,250
1985	\$2,530		
1986	\$2,495		
1987	\$2,250		

In 1987 33 educational institutions in the Hawkesbury Shire subscribed to the L.E.R.N. service. The institutions ranged from public schools to pre-schools and Field Studies Centres. A total of 9,766 students attended the above institutions.

2.2c Use of the Central Collection

Year	Loans	Year	Loans
1982	- 1,115	1985	- 2,996
1983	- 2,027	1986	- 2,158
1984	- 2,747	1987	- 2,220

2.2d Growth of Central Collection

	1982	1983	1984	1985	1986	1987
Special Scheme Books	527	527	540	639	639	639
Adult Non-Fiction	319	392	400	150	242	255
Art Prints	100	100	100	100	100	100
Kits (Audio-Visual)	537	602	650	642	724	748
Maps	10	16	20	16	26	26
Posters	8	62	70	70	79	127
Realia	8	31	32	31	31	31
Video	-	-	2	24	128	149

The present value, for insurance purposes, of the Central Collection is estimated at \$68,000.

2.3 Vehicle Costs

1987 estimate for weekly run to participating institutions:-

- * estimated - maintenance, fuel etc. (2 runs per week, covers approximately 20,000 kms p.a.) \$2,500.00

2.4 Office Costs

The L.E.R.N. collection is housed in four rooms in the Council building at Wilberforce. Approx. running costs for L.E.R.N. office:-

- * estimated - building maintenance and repair, electricity, cleaning, telephone \$8,000

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3.0 Evaluation Proposed

In late 1986, Council adopted a report which proposed that the L.E.R.N. service be evaluated. This evaluation to be conducted by the Public Libraries Department of the State Library of New South Wales. The terms of reference were:-

1. To examine the current operation of L.E.R.N., including finance, staffing, use and nature of resources available, both through L.E.R.N. and through other agencies.
2. To identify areas of present and potential need for library and information services in the Hawkesbury Shire which are not being met.
3. To make recommendations for the most effective use of the resources currently deployed for L.E.R.N. in the context of the library service as a whole.

The consultants were Ms Marina Garlick, Senior Consultant and Ms Sue Parkinson, Children's and Youth Services Consultant, both of whom are qualified teachers as well as librarians.

4.0 Recommendations of the Evaluation Report Received in November, 1987 are:-

- 4.1 That the operation of L.E.R.N. be scaled down with a view to its cessation by the end of 1988 at the latest.
- 4.2 That the L.E.R.N. resources at Wilberforce be brought into the Central Library as soon as practicable.
- 4.3 That as soon as the resources are moved to the Central Library, the courier service cease and schools be requested to collect and return the materials they borrow.
- 4.4 That those L.E.R.N. resources not suitable for integration into the Central Library collection be offered for sale to the schools.
- 4.5 That the schools currently involved in the L.E.R.N. network investigate options for resource-sharing modelling on M.A.R.S.S. (Mountain Area Resource Sharing Scheme) or N.L.N. (Nepean Libraries Network) with possible use of A.S.C.I.S. (Australian Schools Catalogue Information Service).
- 4.6 That once Hawkesbury Shire Council has considered the report and made its decisions, a meeting of L.E.R.N. contact persons be held with the consultants, the Chief Librarian and the Shire Clerk, to discuss the report, its findings and the Council's decisions.
- 4.7 That the report be made available to all L.E.R.N. participants together with formal notification of any decisions on it made by Hawkesbury Shire Council.

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- 4.8 That the library retain use of the courier vehicle to service the deposit collections and promote the library to groups and residents in outlying areas.
- 4.9 That the Hawkesbury Shire Library review its service priorities with a view to utilising the resources currently deployed for L.E.R.N. to develop other aspects of its service, either to unserved sections of the Shire or to a particular section of the public library's clientele.

5.0 Comments on the Evaluation Report

Clearly the Report does not recommend continued support for Council's role in operating L.E.R.N. as it is.

In commenting on the Evaluation Report, it is felt that there are a number of factors which should be considered.

- 5.1 little space exists in the present Central Library to absorb the resources currently held at LERN.

Selling to schools is suggested but would have to be negotiated and in view of schools limited budgets may not be feasible and is not supported (see P11).

- 5.2 A number of areas could be the subject of further investigation:

- 5.2a courier run - at present a third of the schools do not make use of this regular weekly service hence unnecessary visits are being made (P7).

- 5.2b Inter-school sharing of materials from each school's resources has not eventuated. This may be due to curriculum constraints of studying the same subjects at the same time (not stated in the Report).

- 5.2c School staff use of LERN was estimated to be just over 35% in primary schools, only 6% in high schools. This was calculated from an analysis of the questionnaire (Q4). (Page 9.)

- 5.2d No evaluation of numbers of pupils taught using these resources was calculated, there are over 9,000 pupils in the schools served by LERN.

6.0 Meeting with LERN participants

A meeting was held on Thursday 17th March at which 19 principals and teachers were present representing 14 primary schools, 1 high school and 1 field study centre. Also in attendance was the Shire Clerk, Deputy

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Shire Clerk, Chief Librarian, Deputy Chief Librarian/LERN Co-ordinator and the consultants from Public Libraries Department, Ms Marina Garlick and Ms Sue Parkinson. The suggestions from the participants were:

- 6.1 That a committee of participants be established (the earlier Management Committee was disbanded in 1985 on a recommendation by the then Acting Chief Librarian/LERN Co-ordinator). If a committee were to be established it is felt that such a committee should not have a management role, but should have a set of objectives including encouraging the sharing of resources between schools, and acting as a liaison group supporting the LERN Co-ordinator.
- 6.2 That the Council continue to fund LERN adding teaching resources to the central collection. This is not supported. In reassessing the role of LERN the following needs to be considered-
- 6.3 Council has met commitments made in 1980 in relation to:
 - establishing the central collection
 - providing the courier service
 - providing a Co-ordinator and assistant
- 6.4 The Department of Education has not made any financial or any other resource contribution to the development or ongoing operation of LERN although requests have been made.
- 6.5 The participants of LERN have not to date established a formal means through LERN of sharing resources, as proposed in the original Pilot Study.
- 7.0 Proposals
- 7.1 It is proposed to reduce staff input to L.E.R.N. and the variation to the Courier Service will also produce some savings, these savings will be re-allocated to other areas of the library service.
- 7.2 Increase the role of serving the pupils through the Extended Reading Scheme. These are boxes of books graded to various age and interest levels.
- 7.3 Cease to add resources to the central library collection of resources that service teachers only, i.e. resources which cannot be used independently by students.
- 7.4 The Evaluation recommends that resources be re-allocated into providing a library service to groups and residents in outlying areas and to develop other aspects of its services to unserved sections of the Shire, or to a particular section of the public library's clientele. At this stage one such identified group is adults studying through adult education for whom the public library is the major source of information. This consideration would be held in abeyance until the proposed review in 12 months, as indicated in the recommendations to follow.

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Recommendations

1. Increase the role of servicing the pupils through the extended reading scheme.
2. Cease to add materials to the central collection of resources that are of use to teachers only.
3. Reduce the weekly courier run to schools and offer a fortnightly service on demand.
4. Review the operations of L.E.R.N. in 12 months.
5. An approach be made to the State Minister for Education for funding of L.E.R.N.

ITEM 5: (File 183w)

SUBJECT: ACQUISITION OF LOT 20 DP 27136 (NO. 43) BERGER
ROAD, SOUTH WINDSOR

REPORT (S.P.)

The above land contains an area of 2.024 (two point nought two four) hectares and is located adjacent to the north-eastern boundary of Bligh Park. Improvements consist of a two storey 'Cape Cod' style dwelling.

Approximately 90 (ninety) percent of the property is subject to flooding at a frequency of 1 (one) in 50 (fifty) years with the remaining 10% (ten percent) being subject to inundation at a frequency of 1 (one) in 100 (one hundred) years.

In finalising the concept plan for the overall development of the Bligh Park Estate, it has been found that the subject land provides an opportunity to extend the north-south open space corridor linking existing and future open space and additionally would facilitate a required downstream drainage area.

Council's valuer has assessed the current market value of Lot 20 as being \$110,000 (one hundred and ten thousand dollars), however, given the volatile state of the market, the valuer has advised that it would not be unreasonable to extend an offer of \$115,000 (one hundred and fifteen thousand dollars).

The owner, Mrs. H. Brown, has indicated that the sum of \$115,000 (one hundred and fifteen thousand dollars) would be acceptable.

Acquisition costs are recoverable from the Joint Venture (Council and the Department of Housing) as a cash contribution in lieu of land dedication within the Estate.

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Recommendation

Council offer to acquire Lot 20 DP 27136 Berger Road, South Windsor, for \$115,000 (one hundred and fifteen thousand dollars) with all necessary documents to be completed under Seal of Council.

ITEM 6: (File 5113C)

SUBJECT: SALE OF LAND - RESIDENTIAL SUBDIVISION.
CORNER WILLIAM AND CHARLES STREET, NORTH
RICHMOND

REPORT (S.C.)

Further to the report to Council concerning the development and subdivision of the Council owned land at the corner of William and Charles Streets, North Richmond, it is advised that as a result of the implementation of a marketing programme for the sale of the 13 allotments, the following offers to purchase have been received:-

<u>Lot No.</u>	<u>Purchaser</u>	<u>Offer</u>	<u>Council's List Price</u>
101	G.M. Wicks	\$42,000	\$40,500
102	A.F. Jones	\$43,600	\$42,000
103	B.M. Hartwig	\$40,500	\$39,000
104	A.D. Keith & D.O. Pinfold	\$40,500	\$39,000
105	Frank Gartrell Pty Ltd	\$41,500	\$39,800
106	T. Rumble	\$40,000	\$38,500
107	G. McDonagh	\$39,000	\$37,500
108	G. McDonagh	\$39,000	\$37,500
109	Vahoxa Pty Ltd	\$34,300	\$37,000
110	M.A. Ledger	\$37,500	\$37,500
111	Vahoxa Pty Ltd	\$37,200	\$37,200

It is pointed out that Lots 101 to 108 were sold by agents. Therefore, the offer includes the agents' commission. In each case, Council will receive payment equal to the list price.

With regard to the list price, this was calculated after consultation with Council's Valuer and local estate agents.

With regard to Lots 109-111, the one person made an offer of \$109,000 for the three allotments, the list price for which is \$111,700. Having regard to the fact that savings are expected in legal costs, the offer is considered acceptable. The purchaser has specifically asked that the \$2,700 reduction be shown in respect of Lot 109. There remains two allotments now to be sold.

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As Council will be aware, the monies received from the sale of the land are to be used in association with the rationalisation of Council's Works Depots, tenders for which will be called in immediate future.

Recommendation

That the offers received as outlined in this report for the purchase of the Council's land as specified, be accepted and authority be given for Council's Seal to be affixed to all necessary documentation.

ITEM 7: (File 4654-012w)

SUBJECT: LOT 1 WOLSELEY ROAD, MCGRATHS HILL

REPORT (S.C.)

Council has received an offer from Wilkinsons Real Estate on behalf of Mr R J and A J Lewry of \$19,000 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 some considerable time and, although a number of offers varying from \$16,000 to \$16,500 have been accepted, sales have failed to proceed.

It is felt that the offer of \$19,000 is very reasonable.

Recommendation

That Council agree to the sale of Lot 1 DP 262856 Wolseley Road, McGraths Hill to Mr R J and Mrs A J Lewry for \$19,000 with all necessary documents being completed under the Seal of Council.

ITEM 8: (File R190/13/35)

SUBJECT: ROAD CLOSURE AND PURCHASE APPLICATION - MR O PELLIZER

REPORT (S.C.)

Council is in receipt of an application from Mr O Pellizer of 104 Blaxlands Ridge Road, East Kurrajong, for the closure and purchase of part of the road separating Lot 12 in DP 31340 from Portion 48 at East Kurrajong.

The section of road proposed to be closed adjoins the rear boundary of Mr Pellizer's property and is strategic to the bushfire protection of the area to the south of Blaxlands Ridge Road. It is, therefore, necessary that at least a width of 20 metres of the road which is approximately 40

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metres wide, remain open for bushfire control purposes and for future access in the event of subdivision of the land to the south of Mr. Pellizer's property.

The applicant has obtained the written consents of all adjoining property owners and has forwarded them to the Metropolitan Lands Office.

It should be noted that Council, at its meeting of 20th October, 1987, resolved to give consent to an application by Mr M Stammers of Lot 9 in DP 31340 for the closure and purchase of 20 metres in width of road adjacent to his rear boundary. Mr Stammers' property is located to the west of the applicant's.

Recommendation

That no objection be raised to the application by Mr O Pellizer of Lot 12 in DP 31340 Blaxlands Ridge Road, East Kurrajong, for the closure and purchase of part of the public road separating his property from Portion 48, having in mind, in particular, present and future requirements of the public, including general public recreation needs and access by fishermen to actual or potential fishing grounds subject to:-

1. At least 20 metres in width of road adjacent to the boundary of Portion 48 remaining open.
2. The price to be determined by valuation.
3. The applicants completing a satisfactory agreement to consolidate the title of the road to be closed with their adjoining property and to bear all costs involved.
4. The location of the road boundary to be to the satisfaction of the Shire Engineer.

ITEM 9: (File L126/13)

SUBJECT: COMPLAINTS REGARDING MR WHIPPY VANS TRADING IN
MACQUARIE PARK, WINDSOR

REPORT (S.C.)

During Questions Without Notice at the Council meeting held on 9th February, 1988, advice was given that numerous complaints were received regarding the Mr Whippy vans in Macquarie Park. The question was asked if they pay a fee for using the park and do they also pay a fee to Council for public liability insurance.

Subsequently, the matter has been investigated and it is reported as follows regarding powers for the control over street vending vehicles and Council's procedure for licensing such vehicles.

Ordinance 30 Clause 12A is concerned with street vending vehicles and provides, in part, that Council may grant a licence for street vending vehicles subject to such conditions as it thinks fit, and for such period

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as it may determine. Conditions listed in the Ordinance which may be imposed include:

- a) Places in which the vehicle may be used for the hawking of goods or in which the vehicle may not be so used;
- b) The display of a warning sign on the vehicle in accordance with the Guidelines for the Safer Operation of Mobile Vending Vehicles prepared by the Traffic Authority of NSW in January 1983;
- c) The suspension or revocation of the licence by the Council for a breach of any condition thereof, or in any other specified circumstances.

The Ordinance also requires that the driver of a licensed vehicle is obliged to comply with the requirements of the Motor Traffic Regulations Act 1935.

A person without a licence shall not occupy any one position in a public road with a vehicle except for such period of time as he may be engaged in the actual serving of a customer. He must move on after serving the customer and not sell over the same ground within one hour.

Council is responsible for issuing licences for street vending vehicles, and there is a current licence fee of \$58.00 per annum. The licence allows the vendor to operate within the Shire and also allows entry to public places. No fee is payable for entry into individual parks and reserves.

Licence renewals are forwarded to vendors on an annual basis and prior to the granting of a licence or the renewing of a licence, vehicles are checked by a qualified Health Surveyor for compliance with the Pure Food Act and for noise emission from sound systems included in the vehicle. It is acknowledged that a number of unlicensed vendors operate within the Shire, and in the event of them being witnessed operating illegally by Council staff, they are instructed to move on. However, it is also acknowledged that it is extremely difficult for Council to closely monitor this situation particularly on weekends due to staffing arrangements. Vendors who operate within the boundaries of any local government area should hold a current licence in respect of each area.

Street vendors are not required to pay Council any fee for public liability insurance.

Recommendation

That the report on the licensing of Mr Whippy Vans be received and noted.

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ITEM 10: (File C51/54)
 SUBJECT: AUSTRALIANA PIONEER VILLAGE

REPORT (S.C.)

Set out below are the financial details relating to the operation of Australiana Pioneer Village during the month of February, 1988:-

<u>Income</u>	\$3,807.50
<u>Expenditure</u>	
Building/Grounds Maintenance and Animal Feed	3,047.27
Attendants Wages	2,264.72
Demonstrations	2,856.73
Advertising and Printing	2,120.63
Service Costs	565.88
	\$10,855.23

Attendances for the month of February are set out as follows:

Adults	197
Children	7 (in addition to children included on family passes and school visits)
Pensioners	100
Family Passes	93 (equal to 186 adults and 186 children)

In addition to the above, there were 109 passengers from the "Lady Hawkesbury" cruise vessel and a further 4 school groups comprising 680 children participated in tours of the Village. Thus, 1,465 people in total visited the Village during the month of February, with many commenting favourably on the facilities and improvements.

Traditionally, the month of February results in low attendances, however, February 1988 figures represent a remarkable increase of approximately 200% on the attendances for the corresponding month of February, 1987.

Already school bookings for 1988 have equalled those for the whole of 1987, with over 9,000 school children due to visit the Village during the year. School bookings are expected to increase further following the marketing of the Village to schools in most regions of the state.

The schools have been forwarded promotional material including entertainment programmes and the new colour brochures produced to market the Village. Following the marketing programme to the schools contact will be made with social/sporting groups, senior citizens clubs etc. in an effort to promote group tours and use of the Village for meeting/field days such as the forthcoming Bushfire Brigades Field Day on Sunday, 1st May and Car Club meetings.

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A large promotional poster has also been printed and will be distributed to clubs, schools, shopping centres and other venues which may attract a large market.

Also, discussions are being held with bus and coach companies concerning package tours to the Village which may include other tourist destinations within the Shire and surrounding areas. Discussions have also been held with representatives from the Museum of Fire, Penrith, concerning a joint marketing strategy.

Favourable publicity has been received of late in the local press with recent articles on a wedding held at the Village and the birth of a foal. The Village has also been used for the filming of a forthcoming television mini series "Australia Break" which is a Willesee Production.

Work has commenced on the construction of an animal nursery and enclosures adjacent to Rose Cottage and the cost of these works is included in the expenditure figure for Grounds Maintenance and Animal Feed.

Recommendation

That the report on the operation of Australiana Pioneer Village for the month of February be received.

ITEM 11: (File B20/1, D64)

SUBJECT: ASSISTANCE FOR THE MACQUARIE TOWNS JUNIOR SYMPHONY ORCHESTRA

REPORT (S.C.)

The Macquarie Towns Junior Symphony Orchestra, has made an approach to Council for financial assistance in the amount of \$2,500 for 1988.

Mrs Lavender, the Secretary, has advised that the Junior Orchestra has been in existence for eight (8) years and in order to ensure its continuation following the retirement of its founder and conductor, Mrs F J Wright, the financial assistance is "necessary". Richmond RSL has set aside \$2,500 per year for a string teacher/conductor to succeed her, however, this subsidy will only be provided if Council can match this amount on a dollar-for-dollar basis.

Council has previously provided funding to the orchestra including \$2,500 in 1987 and has also aided in the purchasing of instruments.

An amount of \$1,000 was provided in the 1988 budget as a donation to the orchestra and, in view of its sound financial position as demonstrated in its balance sheet dated 31st December, 1987, a donation of \$1,000 is recommended for 1988.

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Recommendation

That an amount of \$1,000, as provided for in the 1988 budget, be donated to the Macquarie Towns Junior Symphony Orchestra for 1988.

ITEM 12: (File I112/4)

SUBJECT: PUBLIC LIABILITY INSURANCE

REPORT (S.C.)

Council has been giving approval for groups and organisations to run events and functions on public reserves and other areas controlled by the Council with the requirement that they obtain public liability insurance in the amount of \$5 million. This requirement was set on advice of Council's insurance brokers. The situation has now arisen where these organisations are unable to obtain insurance in this amount either in terms that no insurance company will accept the cover or, if it can be obtained, the premium is beyond any reasonable limit. One of the events with this requirement is that being organised by the Pioneer Families for the 16 April. This time it is recommended to Council that it vary its previous resolution and only require a public liability cover for the day of \$2 million, with a further report on the overall implications of the requirement for other events to follow.

Recommendation

The Pioneer Families Association be advised that, for its activities on Saturday, 16 April, Council will require a public liability cover of \$2 million and not \$5 million as previously requested.

ITEM 13: (File 1904)

SUBJECT: PROPOSAL TO PURCHASE LAND - GREENWAY CRESCENT,
WINDSOR

REPORT (S.C.)

Correspondence has been received from Mr. B.J. Ghantous regarding land he leases from Council that is to the rear of the Hall adjoining St. Matthews and which has access from James Ruse Close. The land is indicated on the attached plan.

Mr. Ghantous expresses his interest to purchase the land from Council in the following terms:-

"Please note that I wish to express my interest in the purchase of this land from Council for the following reasons:-

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1. I require flood-free land for the horses presently agisted on this property and
2. I wish to secure the land due to the amount required for capital expenditure on the property.

Therefore, I would be pleased if Council could review my request on the following basis:

1. The land is rezoned to "rural" zoning;
2. The property be valued by Council's valuer to establish a market value of such land or alternatively Council advise me of the amount required to purchase the property."

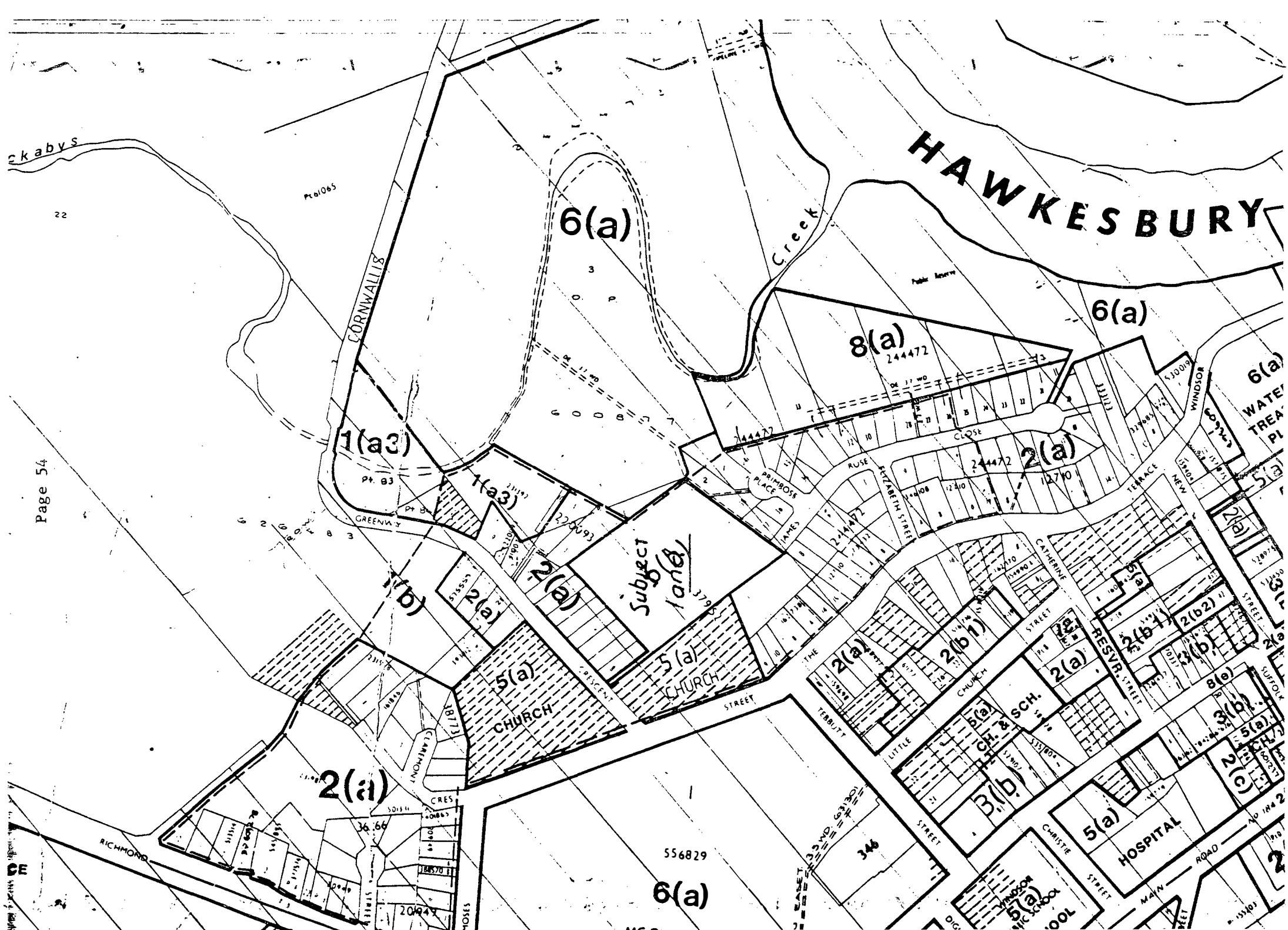
The land was acquired by Council from the Anglican Property Trust in December, 1985 for \$59,160 and has an area of 1.53 hectares. It is zoned open space with about half of the area being flood-liaible.

The reason for the open space zoning is to preserve the open landscape surrounding the Church land leading down to the flood plain. The area is considered unsuitable for further development in terms of recreation and, therefore, the reasons for its purchase by Council and current zoning could be retained in private ownership with appropriate zoning and covenants. If it remains in Council's ownership it will become a liability in terms of maintenance although it is likely that it could be leased to adjoining landowners. In terms of the capital return to Council and the reuse of these funds, it is recommended that the area be sold with appropriate safeguards. Discussions with Mr. Ghantous indicate that this is acceptable to him.

It is recommended that Council obtain a valuation of the land and advertise its intention to sell the area with a rural zoning and appropriate protection limiting uses and any further buildings on the land.

Recommendation

That Mr. B.J. Ghantous be advised Council is prepared to sell the land currently leased to him, being Lot 161, DP.716680, subject to appropriate restrictions in terms of zoning and covenants that limit any future use of the land to rural grazing and associated buildings which would require the consent of Council. Further, that the proposed sale be advertised and a valuation obtained.



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ITEM 14

SUBJECT: CORRESPONDENCE SUBMITTED FOR INFORMATION

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR
NO. 2/1988 - INDUSTRIAL INFORMATION. C44/2

1. National Wage Case

In late 1987 the Full Bench of the Conciliation & Arbitration Commission deferred any National wage order until 28th January, 1988, so that the effects of the stockmarket crash could be determined.

On 28th January 1988 the Full Bench resumed the National Wage Case to receive further written submissions and reserved its decision to allow it to consider the submissions received.

The Full Bench reconvened on 5th February, 1988, and awarded a flat increase of \$6.00, operative from the first pay period to commence on or after 5th February, 1988.

The State Wage Case is due to commence on Monday, 8th February, 1988. Any increases awarded to employees covered by the State Awards as a result of this decision will be advised by the Associations.

2. Maternity Leave - Special Maternity Leave

Section 153P of the Industrial Arbitration Act provides that where a pregnant employee provides a medical certificate stating that illness or risks arising from her pregnancy or hazards connected with her work make it inadvisable for her to continue with her present duties, she may apply for a more suitable position. This is, of course, subject to a position being available which is both suitable to be performed by a pregnant employee and which the employee is capable of performing. The Act does not compel the transfer unless it is also practicable from the employer's point of view.

If several positions are available the employer under Section 153P should make available to the employee the position closest in status and pay to her current position.

If no alternate duties are available then the employee may either continue with her current duties or apply for Special Maternity Leave under Section 153I. The employee may be absent on special maternity leave for as long as a doctor certifies is necessary, although under Section 153J an employee may not be absent for more than 52 weeks, whether on special or ordinary maternity leave. Special maternity leave may be taken for any illness related to the pregnancy or where the pregnancy terminates not earlier than 28 weeks before the expected date of confinement.

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The employee may also choose to proceed on ordinary maternity leave. This may be done by following the procedure under Section 153D, if no intention to take maternity leave has already been notified by Council. If the employee has already notified Council of her intention to take leave, the date so notified may be changed, ie brought forward by notice in writing under Section 153F. The employee must give this written notice at least four weeks before she intends to proceed on leave. If the employee has sick leave due or accumulated this may also be used for illness occurring during pregnancy. Time taken as sick leave will not be deducted off the 52 weeks allocated for maternity leave.

3. Higher Grade Pay

The Division has had a number of recent inquiries regarding the application of Higher Grade Pay provisions and would advise that:-

- (i) Where an employee is required to act in the higher grade, the conditions of employment appearing in the award in which the higher grade position is found, are the conditions applicable to the employee whilst acting in the higher grade.

For example, where an employee under the Municipal and Shire Council Wages Staff Award is required to act in a higher grade position under the Local Government Salaried Officers' Award, the Local Government Salaried Officers' Award will apply in all respects. In this example, the employee will be entitled to higher grade pay where required to act for periods of 2 consecutive working days or more.

- (ii) An employee covered by the Municipal and Shire Council Wages Staff Award shall not be entitled to higher grade pay whilst being trained in higher grade positions, when the occupant of the position remains on duty and supervises.

2. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 3/1988 - INDUSTRIAL INFORMATION. C44/2

1. State Wage Case - February 1988

On 8th February, 1988, the Industrial Commission of New South Wales adopted the principles and arguments of the National Wage Case, and issued Orders on 10th February, 1988, which varied State award rates of pay by \$6.00 per week also. The basic wage has been increased to \$121.40 per week.

Junior and apprenticeship rates have been increased by the proportion of \$6.00 that they bear to the existing Weighted Average Minimum Award Rate-Adult Males New South Wales of \$297.00 (ie 2%).

2. Leave to Attend Residential Schools: Salaried Officers' Award

Clause 15, Special Leave, Sub-Clause (v)(a) of the Local Government Salaried Officers Award provides for leave with pay to attend compulsory

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residential schools held at Mitchell College of Advanced Education. The entitlement under Award is for 2.5 days paid leave per unit undertaken, with a maximum of 10 days leave per year. In some cases, however, the residential schools are for a lesser period than the Award entitlement and as a result the full entitlement as prescribed above cannot be utilised. It should, therefore, be noted that as the above leave is intended for attendance at the residential schools only, any excess leave not used for attendance at the schools may not be taken for any other purpose eg: home study, etc.

3. Municipal and Shire Council (Wages Staff) Award

The Federated Municipal and Shire Council Employees' Union of Australia, NSW Division, has applied to vary Clause 23, Clothing, Sub-clause (i)(6), by inserting the following:

- (a) vehicles used in collection, transportation and disposal of waste shall be of high visibility and fitted with a flashing light or lights visible from all points around the vehicles.
- (b) to employees suitable high visibility clothing with reflective material. Clothing provided in accordance with this paragraph shall not be loose fitting.
- (c) to employees suitable footwear having regard to the work performed and the prevailing conditions including the state of roads, pavements and topography in the areas in which the work is to be performed. The suitable footwear shall be provided as required by the employee (upon bona fide application).
- (d) torch and batteries for drivers and offsidiers as required.
- (e) suitable waterproof clothing to employees who are required during the course of their normal duties to work out of doors in wet weather.
- (f) suitable gloves.
- (g) where safety clothing and footwear has been provided by the employer in accordance with this clause, it shall be required of the employee to wear such clothing and footwear at all times whilst the employee is at work.

Recommendation

That the letters in this section be received and appropriate replies forwarded where necessary.