

Hawkesbury Shire Council

BUSINESS PAPER

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 8th March, 1988, commencing at 7.30 p.m.

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.

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

CONFIRMATION OF MINUTES

- 58 RESOLVED on the motion of Councillor Bazeley seconded by Councillor Stubbs that the Minutes of the Ordinary Meeting of Council held on 9th February, 1988 having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTES

1. INAUGURAL WORLD CONGRESS OF ENVIRONMENTAL HEALTH. S205/5
[70.57]

- 59 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Bazeley that the report be received.

2. ROADS RECONSTRUCTION PROGRAMME. R190/1 [70.58]

- 60 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sledge that funds be provided for the reconstruction of the area of road within 3 to 4 hundred metres from the end of the existing seal in Godalla Road and Reserve Road, with the remainder of the funds being allocated to the reconstruction of Browns Road.

3. PROPOSED WATER SKI JUMP RAMP, HAWKESBURY RIVER, WINDSOR. DA
53/88 [70.59]

Moved by Councillor Horrex seconded by Councillor Michael that the applicant be invited to provide a demonstration for Council and local residents so that the impact can be assessed.

- 61 AN AMENDMENT was moved by Councillor Sledge seconded by Councillor Gibson that the application for the Ski Jump be refused and further that Council prepare a plan of management for physical development of the area known as The Peninsula in Windsor and include in that, written policies for the use of the adjoining sections of the river and South Creek and activities on Governor Phillip Park, including

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those involving closure of the boat ramp. An objective of the plan would be the maintenance of the historic significance of the precincts and the living standards of its residents.

Councillor Rotherham foreshadowed a further amendment.

The amendment was carried. The amendment then became the motion.

The foreshadowed amendment was then moved by Councillor Rotherham seconded by Councillor Denne that Council prepare a plan of management for physical development of the area known as The Peninsula in Windsor and include in that, written policies for the use of the adjoining sections of the river and South Creek and activities on Governor Phillip Park, including those involving closure of the boat ramp. An objective of the plan would be the maintenance of the historic significance of the precincts and the living standards of its residents.

The amendment was lost.

The motion was put and carried.

4. PROPOSED LEASE OF KIOSK, BICENTENARY PARK. 625-214 [70.60]

Councillor Rotherham declared an interest in this matter and left the meeting room.

- 62 RESOLVED on the motion of Councillor Horrex seconded by Councillor Michael that the lease of the building in the Bicentenary Park to Callahans Pty.Ltd. be for a period of 5 plus 5 plus 5 years, subject to an annual rental of \$14,040 or 5% of gross turnover up to \$750 per week, whichever is the greater. Rental to be reviewed at the expiration of each 5 year term having regard to movements in the Consumer Price Index and subject to other terms and conditions as previously resolved by Council.

NOTICES OF MOTIONS

By Councillor P.E.Gibson [70.61 & 70.62]

- 63 RESOLVED on the motion of Councillor Gibson seconded by Councillor Bazeley that Council approach the Department of Main Roads seeking improvement to the ferry service at Webbs Creek during periods of high usage, namely public holidays and school holidays. That this improvement include consideration of a larger ferry being made available at this location, duplication of the services or some method of signposting that will reduce traffic volume.
- 64 RESOLVED on the motion of Councillor Gibson seconded by Councillor Rotherham that a report be prepared for Council with a view to establishing a policy on the clearing of land and its subsequent uses.

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By Councillor R.F.Rotherham [70.63]

- 65 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Denne that Council advertise seeking expressions of interest in the development of Council's medium density residential land in Castlereagh Road opposite the Richmond High School.

GENERAL PURPOSE COMMITTEE MEETING - 23RD FEBRUARY, 1988.

SECTION 1 - WORKS

ITEM 7 - ROADS RECONSTRUCTION PROGRAMME. R190/1 [70.64]

- 66 RESOLVED on the motion of Councillor Michael seconded by Councillor Denne 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)
 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)

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9. Godalla Road - bitumen seal -
that section within 3 to 4 hundred
metres from the end of existing seal
and Reserve Road, with the remainder of
funds to be allocated to reconstruction
of Browns Road, Kurrajong. \$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)	
Vineyard	Chapman Rd	AC overlay Windsor Rd to Bridge	\$ 16,200
		(sixteen thousand two hundred dollars)	
Total			\$100,000
(One hundred thousand dollars)			

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ITEM 19 - P.MOXY AND FIFTEEN RESIDENTS - RICHMOND LOWLANDS
665-517, 665-1636, 665-2026 [70.65]

- 67 RESOLVED on the motion of Councillor Denne seconded by Councillor Gibson that the petitioners be advised that Council is unable to include the sealing of Powells Lane and Triangle Lane in the 1988 Roadworks Programme; that Powells Lane and Triangle Lane be considered in the 1988/89 Roadworks Programme and that maintenance be carried out on Edwards Road as a matter of urgency.

SECTION 2 - DEVELOPMENT

ITEM 4 - MR. & MRS. BRIGGS - ERECTION OF A DWELLING - PT.POR.42
PARISH OF PITT TOWN, 128 BATHURST STREET, PITT TOWN. DA 23/88
[10.36]

Moved by Councillor Sledge seconded by Councillor Gibson that the site be inspected.

- 68 AN AMENDMENT was moved by Councillor Bazeley seconded by Councillor Rotherham 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.

The amendment was carried.

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

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ITEM 7 - MARK McNICOL - WATER SKI JUMP RAMP - HAWKESBURY RIVER.
DA 53/88 [10.39]

See Minute No. 61.

ITEM 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 [70.66]

- 69 MOVED by Councillor Rotherham seconded by Councillor Michael that the application be approved subject to the following conditions :

- 1-5 Standard Conditions (DAs) 18, 21, 28, 29 and 34.
 6 A landscaping screen be maintained to the satisfaction of the Shire Planner.

An amendment was moved by Councillor Bazeley seconded by Councillor Stubbs that Item 2 of the Planning Section of the Shire Clerk/General Manager's Report be brought forward and that the recommendation "That consideration of the application be deferred to Council's General Purpose Committee meeting of 29th March, 1988" be adopted.

The amendment was lost.

The motion was then put and carried.

ITEM 12 - APPLICATION FOR A LOCAL ENVIRONMENT PLAN TO PERMIT THE
PROCESSING OF SAND ON LOT 4 DP 568416, RIDGES LANE, RICHMOND
L1/88 [10.44]

Item 9 of the Shire Clerk/General Manager's Report - Planning Section - was considered at this stage.

Moved by Councillor Sledge seconded by Councillor Michael that the request for deferral of Council's determination be received.

- 70 AN AMENDMENT was moved by Councillor Mackay seconded by Councillor Bazeley that Council not prepare a Local Environmental Plan to enable the ultimate use as proposed.

The amendment was carried.

The amendment became the motion which was put and carried.

ITEM 18 - DUNSFORD INVESTMENTS PTY.LTD. - PROPOSED REZONING FOR
PURPOSES OF A DISCOUNT DEPARTMENT STORE "RICHMOND MALL", RICHMOND.
L3/86 [70.67]

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- 71 RESOLVED on the motion of Councillor Sledge seconded by Councillor Denne :

1. That this matter be considered at a Special Meeting of Council, at a date to be determined, in view of the information received from the Director of the Department of Environment and Planning.
2. That a report on the background and progress of this application to date be brought forward to Council.
3. That the Director of the Department of Environment & Planning, or her representative, be invited to discuss the matter with the Councillors.

SECTION 3 - FINANCE

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

Councillors Stubbs and Books declared an interest in this matter.

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

Councillor Sheather declared an interest in this matter.

ITEM 11 - MACQUARIE PARK HOUSE. 625-6 [70.68]

Moved by Councillor Sledge seconded by Councillor Benson :

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 leasing Macquarie Park House for twelve (12) months.
 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.
 4. That Council support the Hawkesbury Co-operative Society's submission to the Department of Housing under the Crisis Assistance Programme for funds to establish another residence.
- 72 AN AMENDMENT was moved by Councillor Bazeley seconded by Councillor Rotherham :

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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.
4. That Council support the Hawkesbury Co-operative Society's submission to the Department of Housing under the Crisis Assistance Programme for funds to establish another residence.

The amendment was carried.

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

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

Councillor Michael declared an interest in this item.

- 73 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the Report of the General Purpose Committee Meeting held on 23rd February, 1988, as recorded on Pages 1 to 23 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 1 - Works

Item 7 - Roads Reconstruction Programme. R190/1. [70.64]

Item 19 - P.Moxey & Fifteen Residents - Richmond Lowlands
665-517, 665-1636, 665-2026 [70.65]

Section 2 - Development

Item 7 - Mark McNicol - Water Ski Jump Ramp - Hawkesbury
River. DA 53/88 [10.39]

Item 11 - R.J.Fisher - Extension to Existing Restaurant
(Kurrajong Cafe) Lot 16 DP581895 No. 85 Old Bells Line of
Road, Kurrajong. DA 609/87 DA 823/81 [70.66]

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Item 18 - Dunsford Investments Pty.Ltd. - Proposed Rezoning
for Purposes of a Discount Department Store "Richmond Mall"
Richmond. L3/86 [70.67]

Section 3 - Finance

Item 11 - Macquarie Park House. 625-6 [70.68]

which have already been considered by Council - See Minutes Nos. 61, 66, 67, 69, 71 and 72.

BICENTENARY PARK COMMITTEE MEETING - 16TH FEBRUARY, 1988.

ITEM 1 - KIOSK/TEA ROOMS. 625-214

Councillor Rotherham declared an interest in this matter.

Moved by Councillor Bazeley that Part 2 of the Committee's Recommendation relating to the two pine trees be deleted.

The motion lapsed for the want of a seconder.

- 74 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the Report of the Bicentenary Park Committee Meeting held on 16th February, 1988 as recorded on Pages 1 and 2 of the Minutes of the Bicentenary Park Committee be adopted.

FINANCE AND ADMINISTRATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL.
C51/5/C [70.69]

- 75 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Mackay that the Seal of Council be affixed to the following document:

Deed of Transfer Assigning lease of Shop 3, Hobartville Shopping Centre, from Drs Patterson and Charnock to Dr Drury.

2. OFFICIAL OPENING OF THOMPSON SQUARE AND HAWKESBURY RIVER
BOAT PROJECT. C40/13, 625-205, A7/20, H105/17A [70.70]

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Councillor Sledge declared an interest in this matter.

- 76 RESOLVED on the motion of Councillor Michael seconded by Councillor Gibson that approval be granted :
1. for the closure of George Street between Bridge Street and Baker Street and Thompson Square between George Street and The Terrace, Windsor, from 12.00 noon to 3.00pm on Saturday, 23rd April;
 2. to the application by the Hawkesbury River Project '88 Committee for exclusive use of Governor Phillip Reserve on Saturday, 23rd April and Sunday, 24th April, 1988, provided agreement is reached with the Drag Boat Association and subject to the following conditions:
 - a) The reserve to be left in a clean and tidy state.
 - b) Noise levels to be kept to an acceptable level.
 - c) Appropriate arrangements to be made for toilet and garbage facilities.
 - d) Sale of alcoholic beverages is not permitted nor is the establishment of a central alcoholic distribution point.
 3. for the closure of the Boat Ramp at Governor Phillip Reserve on Saturday, 23rd and Sunday, 24th April, 1988;
 4. for exhibitors to remain with their displays overnight for the purpose of security;
 5. and further, that Council meet the costs associated with providing garbage and toilet facilities and barricades on Saturday, 23rd April, 1988 in association with the opening of Thompson Square with the Hawkesbury River Boat Project Committee to meet the costs of providing these facilities for Sunday events.

Councillor Michael asked, in relation to Resolution 2 (b) - that the "Noise levels to be kept to an acceptable level" - that it be understood to include those speakers are be faced away from the living areas.

3. UNEMPLOYMENT STATISTICS. S207/11 [70.71]

- 77 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Mackay that the unemployment statistics be received.

4. STAFF MATTERS. S1/8P [70.72 & 70.73]

- 78 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Bazeley that the report on examination results be received and the resignations of Mr Mitchell and Mr Dunshea be accepted and references be issued under the common seal of Council.

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- 79 RESOLVED on the motion of Councillor Michael seconded by Councillor Gibson that Council endorse the compliments that have been paid to those members who have passed their examinations.

5. APPOINTMENT OF MEDICAL EXAMINER. I112 [70.74]

- 80 RESOLVED on the motion of Councillor Mackay seconded by Councillor Stubbs that Dr Aman Khan be appointed as Council's medical examiner until 20th August, 1988, being the date of expiry of Council's self-insurer's licence for workers' compensation.

6. COMMUNITY SERVICES REPORT. C45 [70.75]

- 81 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the report be received.

7. PROPOSED UPGRADING WILBERFORCE WAR MEMORIAL. 625-21 [70.76]

- 82 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the Kurrajong-Colo Branch of the Returned Services League of Australia be advised that Council is prepared to meet it on a dollar-for-dollar basis for the upgrading of the Wilberforce War Memorial to a maximum of \$2,500. The funds to be provided from the Parks and Gardens maintenance work. That the works be undertaken to the satisfaction of the Shire Engineer.

8. COMMUNITY AND CULTURAL CENTRE - FEBRUARY BOOKINGS. C51/3 [70.77]

- 83 RESOLVED on the motion of Councillor Bazeley seconded by Councillor Gibson that the Report on February bookings at the Community and Cultural Centre be received.

9. ST. JOHN AMBULANCE AUSTRALIA - ANNUAL APPEAL WEEK 1988. A7 [70.78]

- 84 RESOLVED on the motion of Councillor Gibson seconded by Councillor Bazeley that St. John Ambulance Australia be granted permission to conduct its Annual Appeal Week from 15th to 22nd May, 1988.

10. LEASE OF SHOP 6 - WILBERFORCE SHOPPING COMPLEX [70.79]

- 85 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the Lessee of Shop 6, Wilberforce Shopping Complex, be advised that Council has no objection to the extension of the approved use of the Shop to include a liquor licence.

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11. PROPOSED PERFORMANCE OF TRINIDAD CALYPSO BAND. A11 [70.80]

- 86 RESOLVED on the motion of Councillor Gibson seconded by Councillor Denne that Council confirm a booking with the Trinidad Calypso Band for Friday, 17th June, at Windsor Community and Cultural Centre and offer tickets at \$9 or \$8 group concession and that the seal be affixed to any necessary documents.

12. REPORTS, MINUTES ETC. OF OTHER COMMITTEES AND ORGANISATIONS. C50/3 [70.81]

- 87 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the Minutes relating to Council and staff committees be adopted and the Minutes from the organisations be received.

13. REPORTS REQUESTED BY COUNCILLORS [70.82]

- 88 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the report be received.

ENGINEERING1. PUBLIC WORKS [70.83]

- 89 RESOLVED on the motion of Councillor Gibson seconded by Councillor Mackay that the report on Public Works be received.

2. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - SPECIAL ROADS CONFERENCE, MONDAY, 29TH FEBRUARY, 1988. C44/2,R190 [70.84]

- 90 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Mackay that the report on the Special Roads Conference be received.

3. HAWKESBURY VALLEY KNIGHTS BASEBALL CLUB - MARAYLYA PARK, SEASONAL USE. 625/201 [70.85]

- 91 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that approval be granted to the Hawkesbury Valley Knights Baseball Club for use of Maraylya Park for the remainder of 1988, such action to be implemented unless advice is received from the Hawkesbury District Cricket Association, within two weeks, that the Association still requires the use of the area for that period.

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4. HAWKESBURY PIONEER FAMILIES ASSOCIATION INC. - ROAD RACE,
16TH APRIL, 1988. 625-205 [70.86]

Councillor Books declared an interest in this matter.

- 92 RESOLVED on the motion of Councillor Gibson seconded by Councillor Rotherham that approval be granted to the Hawkesbury Pioneer Families Association Inc. to conduct a Road Race on 16th April, 1988, over the proposed route, subject to:

- (i) the area being left clean and tidy upon completion of the above event;
- (ii) the Association taking out and submitting a copy to Council, a Public Liability Policy in the amount of \$2,000,000;
- (iii) the Association paying costs incurred by Council in provision of additional rubbish receptacles; and
- (iv) all directional signs being removed immediately upon completion of the proposed event.

5. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - BICENTENNIAL
EASTER PARADE. A7-21, 625-202 [70.87]

- 93 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that approval be granted to the Richmond and District Chamber of Commerce to conduct an Easter Parade through Richmond and a prize-giving ceremony in Richmond Park, on 26th March, 1988, subject to the following conditions:

- 1. A public liability policy in the amount of \$2 million being obtained by the Chamber.
- 2. Department of Main Roads approval being obtained by the Chamber for the closure of Windsor Street between East Market Street and Toxana Street.
- 3. The route being left clean and tidy, with removal of all directional signs immediately upon completion of the parade.
- 4. No alcoholic beverages are to be sold, nor a central alcohol distribution point to be established in Richmond Park, during the course of the function.
- 5. Noise levels in Richmond Park are to be kept to a reasonable level.
- 6. No tent structures are to be erected in the park.
- 7. The flow of pedestrian traffic along Windsor Street not to be interrupted by the function.
- 8. The park area to be left clean and tidy upon completion of the function.

6. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - CHRISTMAS
PROMOTION. A7-21 [70.88]

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- 94 MOVED by Councillor Michael seconded by Councillor Stubbs that a contribution be made on a \$ for \$ basis as previously, up to \$1,000.

An amendment was moved by Councillor Rotherham seconded by Councillor Bazeley that a donation of \$840 be made towards the Richmond and District Chamber of Commerce 1987/88 Christmas - New Year Promotion.

The amendment was lost.

The motion was put and carried.

7. FLOOD MITIGATION AUTHORITIES EXECUTIVE MEETING 2TH FEBRUARY, 1988. F84/7 [70.89]

- 95 RESOLVED on the motion of Councillor Gibson seconded by Councillor Sledge that the report of the Flood Mitigation Executive Meeting held on the 25th February, 1988 be received.

8. HAWKESBURY JUNIOR RUGBY LEAGUE FOOTBALL CLUB - RICHMOND OVAL - LIGHTING. 625-202 [70.90]

- 96 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that groups making use of lighting facilities at Richmond Oval be charged \$175 per season for use of that facility or \$87 per season where training is one night per week.

9. FLOOD MITIGATION MAINTENANCE PROGRAMME, 1987/88. F84/2, G95/22 [70.91]

Moved by Councillor Bazeley seconded by Councillor Gibson that :

1. The Report on the Flood Mitigation Programme be received with works to the value of \$21,400 to be undertaken.
 2. Further that Council approach the Minister for Public Works for additional funding, on a \$ for \$ basis, to be able to fund the full \$29,850 maintenance programme in 1987/88.
- 97 AN AMENDMENT was moved by Councillor Michael seconded by Councillor Benson that :
1. The report on the Flood Mitigation Programme be received with works to the value of \$25,625.00 to be undertaken.
 2. A further approach be made to the Department of Public Works seeking additional funds to cover the full cost of the programme.

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The amendment was carried.

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

10. HAWKESBURY VALLEY AMATEUR ATHLETICS CLUB - CROSS COUNTRY.
625-211 [70.92]

- 98 RESOLVED on the motion of Councillor Gibson seconded by Councillor Denne that permission be granted to the Club to conduct the cross country run on 16th April, 1988, subject to:-
1. The event not interfering with the progression of traffic through the abovementioned roads.
 2. Police Department approval being obtained by the Club.
 3. A Public Liability Policy in the amount of \$2million being obtained by the Club.
 4. the route being left clean and tidy, with removal of all directional signs immediately upon completion of the event.

HEALTH AND BUILDING

1. BUILDING APPLICATIONS. B25 [70.93]

- 99 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the report be received.

2. TENDERS - BOWMAN'S COTTAGE. 8105.14 [70.94]

- 100 RESOLVED on the motion of Councillor Denne seconded by Councillor Gibson that the tender received by Hinchey & Cross of 309 George Street, Windsor, for the construction of the proposed service wing at the rear of Bowman's Cottage at Richmond, in the sum of eighty one thousand, two hundred and fifty dollars (\$81,250) be accepted and that Council's Seal be affixed to the necessary contract documents.

PLANNING

1. PROPOSED SHOPPING MALL 6-8 WEST MARKET STREET, RICHMOND, AND GAS STORAGE TANK IN WOODHILLS CAR PARK. DA 653/87 [70.95]

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.....
Shire Clerk/General Manager

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President

- 101 RESOLVED on the motion of Councillor Sledge seconded by Councillor Gibson that the advice from Mr. & Mrs. P. Sinclair of their withdrawal of development application for a shopping arcade over 6-8 West Market Street be received.

2. KURRAJONG CAFE - PROPOSED EXTENSIONS TO RESTAURANT - OLD BELLS LINE OF ROAD, KURRAJONG. DA 609/87

See Minute No. 69.

3. I. & V. MITCHELL - LOT 10 UWORRA ROAD, WILBERFORCE - DOG KENNELS. DA 555/85 [70.96]

- 102 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the information concerning the unauthorised dog kennels on Lot 10 Uworra Road, Wilberforce, be received.

4. "BONA VISTA" JOHNSTON STREET, PITT TOWN - INTERIM CONSERVATION ORDER NO. 817. DA 150/87 [70.97]

- 103 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Benson that the advice concerning the placing of Interim Conservation Order No.817 be received.

5. HOUSING CONSULTATIVE COMMITTEE P160-78 [70.98]

- 104 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that the information concerning the anticipated first meeting of the Housing Consultative Committee towards the end of March be received.

6. PROPOSED MOTEL - CORNER KURTS ROAD AND BELLS LINE OF ROAD, BILPIN - S. & I. PALINKAS. DA 197/86 [70.99]

- 105 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Denne that Development Consent No.359/1986 being for the erection of a 20 (twenty) unit motel and restaurant on Lot 2 DP 210461 Bells Line of Road, Bilpin, be extended for a further 12 (twelve) months, which consent is to now expire on 15th July, 1989.

7. REZONING OF HAWKESBURY VALLEY MOTORS AND ADJOINING SITES FOR COMMERCIAL 3(A) PURPOSES. DA464/83 [70.100]

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Shire Clerk/General Manager

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- 106 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Gibson that Council support a draft Local Environmental Plan to rezone all 3(b) and 8(d) land bounded by The Mall, Baker, Macquarie and Kable Streets to 3(a).

Further that the Department of Environment and Planning be requested to expedite the rezoning in view of the economic significance of the proposed re-development.

8. WATER SKI JUMP RAMP. DA 53/88

See Minute No. 61.

9. APPLICATION FOR A LOCAL ENVIRONMENTAL PLAN TO PERMIT THE PROCESSING OF SAND ON LOT 4, D.P 568416, RIDGES LANE, RICHMOND (THE EXISTING BORAL PLANT) L1/88

See Minute No. 70.

LIBRARY

1. PUBLIC LIBRARY COMPARATIVE STATISTICS FOR 1986. L125/2 [70.101]

- 107 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the Report on Public Library Comparative Statistics for 1986 be received.

CORRESPONDENCE SUBMITTED FOR INFORMATION [70.102]

1. CASTLEREAGH AREA HEALTH SERVICE - FITZGERALD MEMORIAL HOME. C45
2. HAWKESBURY SHIRE COUNCIL - AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION, ANNUAL CONFERENCE. C48/3
3. HAWKESBURY COMMUNITY ARTS WORKSHOP - DONATION. D64
4. DEPARTMENT OF COMMUNITY SERVICES AND HEALTH - HOSTEL ACCOMMODATION IN THE CASTLEREAGH REGION. C45/14
5. ROTARY CLUB OF RICHMOND - POLIO PLUS FUNDRAISING DINNER. A5
6. OFFICE OF THE MINISTER FOR LOCAL GOVERNMENT, SENATOR THE HON. MARGARET REYNOLDS - NON PROVISION OF RETICULATED SEWERAGE. S200/13
7. STATE EMERGENCY SERVICES - NOMINATION FOR POSITION OF LOCAL CONTROLLER FOR 1988. S206
8. A.R. BLUETT MEMORIAL TRUST - ENTRIES FOR THE 1987 A.R. BLUETT MEMORIAL AWARD. A9/1
9. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR 2/1988. C44/2
10. HAWKESBURY RIVER COUNTY COUNCIL - ESTIMATES FOR 1988. A1/17

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11. DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT - COMMONWEALTH/STATE COMMUNITY EMPLOYMENT PROGRAM (C.E.P.). G95/30
 12. HAWKESBURY PIONEER FAMILIES BI-CENTENNIAL ASSOCIATION - SOUVENIR PROGRAMME. D64
 13. BRITISH ASTRONOMICAL ASSOCIATION, NEW SOUTH WALES BRANCH - MEMOIRS OF JOHN TEBBUTT. C50/12
 14. PITT TOWN PUBLIC SCHOOL - LIBRARY VISIT. L125-4
 15. STATE LIBRARY OF N.S.W. - KEYLINK LIBRARY NETWORK. L125/3
 16. PITT TOWN PUBLIC SCHOOL - LIBRARY BOOKS ACCIDENTLY SENT TO L.E.R.N. L125-4
 17. MICHAEL J. ANTILL, 183 O'SULLIVAN ROAD, BELLEVUE HILL - LIBRARY LOCAL HISTORY FACILITIES. L125/7
 18. MINISTER FOR LOCAL GOVERNMENT, SENATOR THE HON. MARGARET REYNOLDS - NATIONAL INFORMATION POLICY (NIP). L125
 19. THE ARCHIVES AUTHORITY OF NEW SOUTH WALES - GENERAL RECORDS DISPOSAL SCHEDULE. C26/2
 20. MINISTER FOR EDUCATION N.S.W. - INTER-LIBRARY LOANS. L125/20
 21. DOROTHY BUCKETT, 122 OLD BELLS LINE OF ROAD, KURRAJONG - KURRAJONG MEMORIAL PARK. 625-8
 22. KEVIN ROZZOLI, MP - SYDNEY CITY COUNCIL AREA. C50
 23. HAWKESBURY PRISON REACTION COMMITTEE - PROPOSED PRISON AT SCHEYVILLE. P160/47
 24. MUSEUM AND INFORMATION CENTRE COMMITTEE, WINDSOR - FUTURE DEVELOPMENT OF THE MUSEUM AND PRECINCTS. C51/18
 25. DR. JULES WHITTY, THE JOHNSTON STREET MEDICAL CENTRE, 23-27 JOHNSTON STREET, WINDSOR - HERITAGE CERTIFICATE. A9
 26. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - ELECTION OF FOUR MEMBERS TO THE WATER SUPPLY AND RESOURCES COMMITTEE. C44/2
 27. D.J. McSULLEA, DEPUTY SECRETARY, LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - REINTRODUCTION OF THE SEWERAGE PROGRAMME. S200/13
 28. JEAN COOK, 49 GRANDVIEW PARADE, MONA VALE - DAMAGE TO CAR ON SETTLERS ROAD. I112/3
 29. AUSTRALIAN BICENTENNIAL AIR SHOW, NEWS RELEASE - WORLD'S LARGEST AIRCRAFT FOR RICHMOND AIR SHOW. C40/11
 30. URBAN TRANSIT AUTHORITY OF NEW SOUTH WALES - AMENDMENT TO THE TRANSPORT AUTHORITIES ACT 1980. R185
 31. COMMUNITY AID ABROAD - WALK AGAINST WANT. 625-202
 32. NEWS RELEASE, PREMIER OF NEW SOUTH WALES - REVIEW OF ETHNIC AFFAIRS POLICY STATEMENT PROGRAM RELEASED. P182
 33. CARMEL DENHOLM, 19 IRBYS CIRCUS, SISTERS BEACH, TASMANIA - LIBRARY RESEARCH. A5, L125
- 108 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the letters in this section be received and appropriate replies forwarded where necessary.
34. G.D. PEACOCK, INSPECTOR OF POLICE, WINDSOR - COMPLAINTS REGARDING NOISE NUISANCE, AFTER DARK ROOM, RICHMOND. L126/11
[70.103]

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.....
 Shire Clerk/General Manager

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 President

- 109 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Bazeley that Inspector Peacock's letter be received and that Council lodge an objection against the late night operation of the After Dark Room under the appropriate section of the Liquor Act.

QUESTIONS WITHOUT NOTICE [70.104]

Councillor Gibson asked if Council could look into the removal of loose gravel at the intersection of Golden Valley Drive and Spinks Road, Glossodia.

Councillor Books referred to a letter he had received from Mr. Michael Moulds of 272 Bells Lane, Kurmond, regarding a problem with the septic discharge from neighbouring residences coming down on to his property and polluting his dam.

Councillor Books referred to a request from the South Windsor Ham Street Hall Committee requesting that handrails be put on the rear steps of the hall as children are falling off and hurting themselves. He also stated that a piece of plaster had fallen from the kitchen ceiling.

Councillor Books referred to Mr. Duffy's request at the last meeting for Council to look at the drainage problem at the rear lane between George and Macquarie Street between Campbell Street and James Street of water entering his property. He stated that there has been a grader up there since and the work has been unsatisfactory. Could the Engineer look at the possibility of cleaning out the table drain, which is full of grass, dirt and silt.

Councillor Books referred to a letter he had received from Sue Hopkins of North Street concerning a problem of water discharging from Arndell Street down through the rear of properties there which is building up in their backyards. He referred to a pipe which had been installed some years ago, the water has to build up to the depth of the pipe before it can discharge. He asked if the Engineer could look at the possibility of lowering the pipe so that it can let the water run off as it gets in there.

Councillor Books asked if there has been any progress made in lowering the water level in Pitt Town Lagoon.

The Shire Engineer advised that nothing further than that which resulted at the conference held there recently. The National Parks & Wildlife are looking at doing some work to clear the channel towards the floodgates and Council, under the flood mitigation maintenance programme, will be doing some minor works downstream.

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President

Councillor Books advised that the brickwork has now been completed on the South Windsor Stimulus building and the whole project should be completed within about three months.

Councillor Stubbs stated that there has been some confusion about Councillors who are office bearers on various organisations needing to declare an interest. He asked if it would be possible for a report to be prepared on this including the possibility of the matter being clarified by Council adopting a code of conduct.

Councillor Bazeley asked if the offending description of "Councillor Wages" could be removed from the details contained on the slip of paper attached to the Councillors' attendance and travelling fees, because Councillors do not get any wages, it is an allowance.

Councillor Bazeley referred to the dispute Carney-v-Hawkesbury Shire Council. He stated that in the matter of the appeal relating to the 1987 rates, there was a call over on the 2nd March, 1988 at which Council did not appear. He asked if Council is going to appear or does the matter proceed ex parte.

The Shire Clerk advised that the position is that Council generally does not attend a call over. It accepts whatever date is allocated for the hearing to proceed.

Councillor Rotherham stated that he had received a letter from the P. & C. Association of Lower Portland about the ferry service at Lower Portland and asked if there is any substance to the rumour that the ferry service is going to be discontinued.

The Shire Clerk stated the rumour would appear to be a local rumour. The issue was a matter mentioned by him in the report to the Estimates where he indicated alternatives that were available to Council. He stated that the matter appears to have persisted locally and that it will be submitted to the next Committee Meeting for determination.

Councillor Rotherham sought an update on the position regarding the proposed Government Office Block.

The Shire Clerk advised that he had spoken to the Department of Administrative Services last Friday and at that stage the Department had still not made a decision on the matter.

Councillor Gibson referred to the signing of the Deed of Agreement and to the written agreement by the Water Board and the Minister regarding the lowering of the levies and the complete wiping out of the levy on the Water Supply Schemes - Glossodia/Freemans Reach and the North Richmond Sewerage Scheme. He expressed concern if the Government changes in any way at the next State Elections, as to Council's position in this regard.

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Shire Clerk/General Manager

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President

- 110 RESOLVED on the motion of Councillor Gibson seconded by Councillor Mackay that an appropriate letter be forwarded to the Leader of the Opposition Party seeking an undertaking that if his Party wins power after the 19th March, 1988, will he give Council written confirmation that his Government will abide by the previous Government's decision to continue the lowering of the levies and the wiping out of the levies concerning all those affected schemes as previously stated by the Minister for Local Government, the Hon. Janice Crosio. [70.105]

Councillor Rotherham referred to a letter from Mr. Carney regarding his rural rate and asked if Council could grant the rural rate and so save a lot of problems for everybody.

The Shire Clerk stated that the facts in the letter are incorrect. The reason that the rates were forwarded to Mr. Carney in the form that they were is that the Court has not determined the matter. The Court has directed that the matter be returned to the Assessor for decision and that is where the matter rests at the present time. Advice from Counsel in the last few days is that this is the correct procedure and until the Assessor determines the matter, the matter remains undetermined and therefore the Council must issue a rate notice, as it has done.

QUESTIONS FROM THE GALLERY [70.106]

The President then invited questions from the Gallery.

Mr. Allan Johns raised various matters concerning the tender for the Sackville Ferry and alleged breaches of the contract.

The Shire President advised that the Council made a decision to consider tenders. It accepted the lowest tender - that was the decision of this Council. Regarding the increased figure of the tender, that was the result of the assessment of those parties that tendered. Council, under the act, can only deal with those tenders submitted, which it did, and accepted the lowest tender.

Mr. Farrance asked when the letter was sent to the Minister seeking removal of Pitt Town from R.E.P. No. 9 and when was the reply received.

The Shire Planner stated that the reply was received approximately four weeks ago and reported to Council.

The President stated that the matter would be investigated and an appropriate reply forwarded to Mr. Farrance.

Mr. Farrance asked if the relevant Committee could address the line marking on the corner of Eldon and Chatham Streets. He said it is quite dangerous. It is a cross intersection. Last March the Department of Main Roads made it a curve.

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President

Mr. Farrance asked if the Committee could give some consideration to the replacement of one of the three "Give Way" signs by a "Stop" sign.

Mr. Farrance referred to the possibility of the ski jump and asked who would be liable if a person was injured by a high speed boat in an 8 knot limit area.

The Shire Planner stated that the Maritime Services Board gave specific approval for that boat to exceed the 8 knot limit.

The Shire Clerk advised that Council would not be liable.

Mr. Farrance asked if Council would give property owners a reduction in rates of the cost of mowing outside their properties.

The President advised in the negative.

Mr. Farrance asked if Council would be liable in cases of accidents where people are mowing outside on Council property.

The Shire Clerk advised that Council has a Public Liability Insurance that covers those circumstances.

Mrs. Jan Barkley referred to the discontinuation of mowing and asked if Council could give consideration to special circumstances. She referred in particular to when schools are on vacation for the six weeks period over Christmas, and to the footpath in Windsor Road in front of the Windsor High School, where the paspalum is very high.

The President advised that this matter would be investigated.

Mr. Garth Luke thanked Council for their consideration in regard to the application for Walk Against Want to be held on 17th April and invited the Councillors to join them on this occasion.

Mr. D. Bathersby of Cox Street South Windsor asked if Council was aware that the Windsor Country Club has lodged a building application to relocate their greenkeeper's sheds and machinery sheds to the rear of the golf course to an area behind his fence in Cox Street which involves the removal of 3000 cubic metres of soil and 24 trees, which would take away the complete habitat of a lot of native species of Australian birds.

The Health Surveyor advised that he is aware that a building application has been lodged in relation to the greenkeeper's shed. He stated that obviously there would be some earthworks involved and he undertook to check the matter out.

Mr. Kevin Davis asked when the Council approved the slalom course in the November meeting, did the applicant seek permission from the Maritime Services Board.

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The Shire Planner advised that a condition of Council's permission was that he obtain consent from the Maritime Services Board and it was obtained.

Mr. Davis advised that the Maritime Services Board stated that they gave approval for the Argyle Reach.

The President stated that the matter would be investigated.

The Reverend Allan Russell asked if Council has a policy on levels of air pollution in the Hawkesbury as a health requirement.

The Shire Clerk advised that Council has a number of policies regarding the environment. It does not have a policy that specifies as a standard, as the World Health Authority would have.

Mrs.N.Warham of Kurrajong asked Council to change the Committee's recommendation that they made to Council about the Kurrajong Cafe.

The President stated that the decision has been made by Council.

The meeting terminated at 11.25 p.m.

Submitted to and confirmed at the Meeting of Council held on 12th April, 1988.

..... President

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Shire Clerk/General Manager

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President

NOTICES OF MOTIONS

ORDINARY MEETING - 12TH APRIL, 1988

By Councillor H.J.M.Books
Councillor P.E.Gibson
Councillor R.S.Benson :

A report on the feasibility of providing boat owning ratepayers free use of the boat ramp in Governor Phillip Park.

By Councillor R.C.Bazeley :

1. That the Hawkesbury Community Services Consultative Committee's Report 'Community Buildings Provision, Management and Use' (November, 1967) received by Council on the 8th December, 1987 (1183), be adopted and its recommendations become Council's Policy on Provision, Management and Use of Community Buildings, viz :
 1. The care, control and management of Council buildings used for community purposes, be vested in Community Management Committees and that those Committees be encouraged to become incorporated as soon as possible under the Associations Incorporation Act;
 2. That the constitution of Incorporations provide for Council representation on Management Committees, at the discretion of Council.
 3. That the funding of improvements to community buildings should wherever possible, be carried out from within the resources of the Community Management Committees;
 4. That the multiple use of Council owned community buildings be implemented to maximise the use of existing facilities;
 5. That before any application for provision of a new community building is considered by Council, the possibility of joint use of existing buildings be fully examined.

FURTHER THAT

6. Council Officers enter into discussion with Management Committees to explain Council's policy on care, control and management of buildings used for community purposes;

7. The Hawkesbury Community Services Consultative Committee investigate the possibility of joint ownership use and specific purpose use of properties held in the ownership of the Department of Education, religious organisations and other levels of government such as Scouts, Guides and Brownies, and report to Council as soon as possible.
2. That negotiations take place with the R.A.A.F. so that a written undertaking and/or deposit be given by the R.A.A.F. as to its liability for damage caused to Council's roads during the Bicentennial Air Show.
3. That Council make urgent representations by deputation to the various State Ministers :
 - i. To put the Ministers 'in the picture' as to the desperate plight of local government in New South Wales as to funding; burden of Departmental controls; etc.
 - ii. To present to the Ministers our 'shopping list' of vital necessities to at least maintain the existing infrastructure of the Shire;
 - iii. To seek assurances that any request/requirement of State Departments are adequately funded.

.....

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on Tuesday, 15th March, 1988 commencing at 9.00 a.m.

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

Apologies for absence were received from Councillors R.S.Benson, W.J.Sledge and R.P. Stubbs and were accepted.

1. PROPOSED MOTEL LOT 102, DP 635129 PITT TOWN BOTTOMS ROAD, PITT TOWN. DA 706/87 [10.51]

REPORT (S.P.)

This report concerns Item 1 in the Development Section considered at Council's General Purpose Committee Meeting of 23rd February, 1988.

Since that meeting, the National Trust of Australia (New South Wales) has provided detailed reasons for its objection to the proposed motel.

These objections may be summarised as follows:

- * The subject land is prime agricultural land (Class 2) and, therefore, the proposal is in conflict with the aims and heads of consideration under the Draft Hawkesbury-Nepean REP, particularly in regard to (1) agriculture, (2) formed landscape, and (3) scenic quality.
- * "... The Trust objects to expansion of the Village into a scenic landscape of high agricultural value ..."
- * Detrimental effect on the neighbouring classified property;
- * "... the Trust believes that consideration in terms of Clause 29 of the Draft Comprehensive Local Environmental Plan would result in refusal of consent ..."
- * Draft Hawkesbury-Nepean REP places an emphasis on the availability of tourist accommodation in the main centres this intention provides a strong reason for Council to give a higher priority to conservation constraints than to tourism and economic arguments in this case.
- * "The Trust recommends that Council refuse the application."

The Trust's objection that the proposed motel represents an expansion of Pitt Town Village has no substance, given that the subject land is located approximately 1.2km from the existing boundary of Pitt Town.

While the land may be Class 2 under the Department of Agriculture's classification system, this does not infer that the proposed motel is in conflict with the aims and objectives of the Draft REP.

The Draft plan's primary aim is to retain the agricultural potential of the river valley. However, the planning document accompanying the plan indicates that this is generally aimed at existing viable commercial agricultural holdings. The subject land only comprises approximately

2

3ha (three hectares) and is not currently used for any agricultural pursuit being more akin to a 'rural-residential' holding.

The design and location of the proposed development is sympathetic to the 'landscape and farmed part of the valley' and, therefore, is not in conflict with the secondary aim of the Draft REP in relation to land use.

Clause 29 of Draft Hawkesbury LEP 1988 contains similar provisions to existing Clause 40 contained within Hawkesbury LEP 1984. The application was properly assessed in accordance with the matters contained within the above clauses. As indicated in the report to the General Purpose Committee, the proposal is sympathetic to the adjoining item of environmental heritage.

The tourism strategy contained within the draft plan promotes the concept of tourist development provided it is sympathetic to the existing environment. In regard to Windsor and Richmond, the planning report accompanying the plan considers that these townships have the capacity for additional tourist accommodation. The plan does not categorically state that tourist development should be restricted to these two centres. Rather, the plan indicates that promotion of the valley as a tourist resource will benefit the valley's economy.

Recommendation

That the report concerning the National Trust's objection to the proposed motel at Pitt Town Bottoms Road, Pitt Town, be received.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

2. ITEM 1 - R.CANT - STAGE 1 OF A TWO STAGE MOTEL DEVELOPMENT - LOT 102, DP635129 PITT TOWN BOTTOMS ROAD, PITT TOWN. DA 706/87 [10.52]

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for the development of Stage 1 of a motel complex on Lot 102 DP635129 Pitt Town Bottoms Road, Pitt Town, subject to compliance with the following conditions:

- 1-13. Standard conditions (DAs) 1, 2 (13), 7, 8, 9, 13, 18, 19, 21, 25, 26, 29 and 34.
14. Existing seal on Pitt Town Bottoms Road shall be widened to 5 (five) metres from the proposed entrance to the development to the intersection of Pitt Town Bottoms Road. Details to be submitted to and approved by the Shire Engineer prior to construction.
15. Provision of footway crossing to the requirements of the Shire Engineer.
16. Submission of detailed drainage plan with the building application.
17. Provision of package sewage treatment plant or aerated septic treatment system. Details to be submitted with the building application to the satisfaction of the Shire Health Surveyor.
18. Existing temporary sheds/railway carriage shall be demolished and removed from the site.

3

19. Submission of schedule of building materials/colours/textures with the building application to the satisfaction of the Shire Planner.
20. Particular attention shall be given to the provision of screen planting adjacent to the eastern, northern and southern boundaries of the subject land.
21. The approval of the Water Board in regard to an adequate reticulated water supply being available and confirmation that the proposed development, if carried out, will not result in degradation of the subject land as a water catchment area. Satisfactory evidence of the Board's approval shall be submitted to Council prior to the commencement of any work.
22. A separate development application shall be submitted for Council's determination in respect of Stage 2 of the proposal.

3. MACDONALD VALLEY

4. BICENTENNIAL ROAD 665-281

The Committee carried out a tour of inspection of MacDonald Valley, Bicentennial Road, Wheelbarrow Ridge Road, Greens Road, Colo Heights, Colo Heights Road, part Upper Colo Road and Comleroy Road.

The meeting terminated at 4.00 p.m.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 29th March, 1988, commencing at 9.30 a.m.

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, L.C. Sheather, and R.P. Stubbs.

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

SECTION 1 - WORKS

ITEM 1: (File R190/2) [20.44]

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)

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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)
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 -
Yarrowonga - Ham Street - west side \$8,500
(eight thousand five hundred dollars)

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-2316) [20.45]

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.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 5877-3(C), 5987-0(C)) [20.46]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: File 665-2102 [20.47]

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 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 :-

- 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."

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

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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 waterway 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
- 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

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- . 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 Harbourview 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 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

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- 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).

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

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- (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.
- (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

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(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.

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

COMMITTEE'S RECOMMENDATION

1. THAT THE "BENT" bridge be strengthened by driving of additional supporting piles.
2. That upon completion the load limit restriction on the bridge be reviewed.
3. The Shire Engineer report to Council on the priorities of further works to be conducted on a priority basis within the Macdonald Valley area, including Webbs Creek and Wrights Creek.

ITEM 5: (File S88/14) [20.48]

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.
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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File S88/13) [20.49]

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.
- 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S86/33) [20.50]

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.
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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File S87/77) [20.51]

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.

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 665-731) [20.52]

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 reseal 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 replacment.

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File S2/10) [20.53]

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

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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
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

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 625-57) [20.54]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 665-827) [20.55]

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.

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 665-1409, 665-1620, 665-120) [20.56]

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.

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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.

Mr.P.Bruce addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 14: (File 625/207) [20.57]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 15: (File 1101-1, 2537c) [20.58]

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.

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).

Mr.Ewing addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 16: (File M130/16; 665/255) [20.59]

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: [20.60]

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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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) [20.61]
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) [20.62]
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.

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ITEM 2: (File T225) [20.63]

CORRESPONDENT: J. MILLER, 39 GEORGE STREET, WINDSOR

SUBJECT: BEND IN GEORGE STREET AT INTERSECTION WITH
ARNDELL 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) [20.64]

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) [20.65]

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 utilisng Comleroy and Blaxlands Ridge Roads both for local and main road use.

ITEM 5: (File T225) [20.66]

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: CREEK RIDGE ROAD, GLOSSODIA

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

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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) [20.67]

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) [20.68]

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 8: (File T225) [20.69]

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 9: (File T225) [20.70]

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.

COMMITTEE'S RECOMMENDATION

ITEM 5 - HAWKESBURY SHIRE COUNCIL - CREEK RIDGE ROAD, GLOSSODIA. T225
[20.71]

THE DEPARTMENT OF MAIN Roads be asked to reconsider the speed limit on Creek Ridge Road, Glossodia, near the shop and sporting oval, as there is a shop, sporting oval and three intersections on this section of the road.

THE BALANCE OF THE Report be received and the recommendations adopted.

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) [20.72]

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).

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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) [20.73]
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.

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ITEM 2: (File T225, 665-723) [20.74]

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) [20.75]

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.

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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) [20.76]

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) [20.77]

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) [20.78]

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.

COMMITTEE'S RECOMMENDATION

ITEM 3 - AUSTRALIAN BICENTENNIAL AIR SHOW - ALTERED TRAFFIC CONDITIONS.
C40/11 [20.79]

THAT THE REQUEST for the closure of Windsor Street, Richmond be referred back to the Local Traffic Committee with Council's support that Windsor Street be closed between the hours of 8.00 am and 6.00 pm on the 12th, 13th and 14th October.

THE BALANCE OF THE REPORT be received and the recommendations be adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

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

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

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

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

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

- (a) the registration of the building under the Factories, Shops and Industries Act, 1962;
 - (b) the employment of persons other than those residents;
 - (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
 - (d) the display of goods, whether in a window or otherwise; or
 - (e) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident);
34. The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
35. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.
36. A contribution of \$* based on \$572.00 per additional dwelling being 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.

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

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;
- (m1) whether the development is likely to cause soil erosion;
- (n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;
- (o) the existing and likely future amenity of the neighbourhood;
- (p) any submission made under Section 87;
- (p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;
- (q) the circumstances of the case;
- (r) the public interest;
- (s) any other prescribed matter.

SECTION 2 - DEVELOPMENT

ITEM 1: (FILE DA 144/88) [10.51] *W.D. 15/4/88*
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; C.
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.

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 ...".

"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.

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:-

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.

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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.

Mr. G. & Mrs. S. Read-Harber addressed the Committee

COMMITTEE'S RECOMMENDATION

- A. 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:-
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.
- B. Further that the residents be notified that, should Council approve the application, then any applications for sealing Grandview Lane will not be entertained purely because of the dust problem.

ITEM 2: (File DA 94/88) [10.52] ✓ Michael 18/4/88
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)

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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.

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).

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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.
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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 51/88) [10.53] *Michael 19/4/88*
 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]).

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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:

- 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA 546/87) [10.54]
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

✓
Michael 15/4/88

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 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.

Mr.R.Cambridge addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA 93/88) [10.55]
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

Michael 18/4/88

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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.

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;
- * 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:

- 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.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved subject to the following conditions:

- 1-5. Standard Conditions - Development Application Subdivisions under the Environmental Planning and Assessment Act 1, 3, 7, 9 & 11.

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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.
20. The provision, at applicants' expense, of any traffic management arrangements to Pitt Lane as may be requested by the Local Committee of the Traffic Authority of New South Wales.

ITEM 6:	(File DA 585/87) [10.56]	✓
APPLICANT:	J BRUCE	Sharon 18/4/88
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	
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1)	

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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.

The Shire Planner asked that Condition No. 9 be altered to read "Installation of suitable fire extinguishers to the satisfaction of the Shire Health Surveyor."

COMMITTEE'S 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 suitable fire extinguishers 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.

ITEM 7: (File DA 39/88) [10.57] ✓
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

Alme 18/4/88

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(b1) 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) 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:-

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- 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.
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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File H101; 3837-2(W) [10.58] *Jenn 18/4/88*)

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 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.

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.

Dr.R.Woog, Associate Dean of the Faculty of Agriculture, Hawkesbury Agricultural College, addressed the Committee

Mr.F.Leal of the Hawkesbury Owners and Trainers Trotting Association was available to answer questions raised at the meeting.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 625-235) [10.59]

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

John 14/4/88

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.

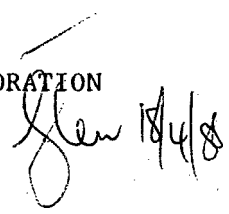
Councillor Benson declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 10: (File H105/18) [10.60]

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

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.

Mr. G.Edds and Brother Anthony Duncan addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL APPROVE a grant of \$15,000 (fifteen thousand dollars) on a dollar for dollar basis with the Heritage Council and the St. John of God Hospital for the restoration of the Hospital's garden pavilion.

ITEM 11: (Files 68A/297/76;68A/260/80;68A/268/72) [10.61]
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.

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.

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.

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.

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.

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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.
- 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.

Mrs.A.McCard, Mrs.G.Crosbie and Mr. Chinner addressed the Committee, as objectors.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File N140/7) [10.62]

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

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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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File DA 605/87) [10.63]

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.

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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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File C51/54) [10.64]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Michael left the meeting at this stage the time being 3.50 p.m.

ITEM 15: (File DA 97/88) [10.65]

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.

Councillor Stubbs left the meeting at this stage, the time being 4.10p.m.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 16: (File P160) [10.66]

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

John 19/4/88

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.

Councillor Michael returned to the meeting room at this stage, the time being 4.12 p.m.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

John 19/4/88

ITEM 17: (File P160) [10.67]

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 "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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File DA 452/86) [10.68]

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

[Handwritten signature]

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.

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."

Mr.Delkou addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 19: (File 4612-1c) [10.69]

John 18/4/88

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 20: (File L10/86) [10.70]

John 18/4/88

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.

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.

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.

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:

"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.

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.

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Mr.V.McMahon, Father E. Szondi and Mr.J.R.McMahon addressed the Committee as objectors to the inclusion of Item I on the Draft Local Environmental Plan of the Shire.

COMMITTEE'S RECOMMENDATION

1. THAT ITEMS 1 and 2 be not included as items of environmental heritage on the Draft Local Environmental Plan of the Shire.
2. That consideration of Item 3 be deferred at this stage pending further investigation.

ITEM 21: (File P160) [10.71]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 22: (File DA 279/83) [10.72]

SUBJECT: HOLIDAY UNITS, 34 KURMOND ROAD, WILBERFORCE
OWNER: T. ZWOLSMAN*fault 18/4/88*

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 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

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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.

Mr.A.Hemsworth addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 23: (File DA 150/87) [10.73]

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.

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

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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.

COMMITTEE'S 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.

Further that Council call upon the Minister to remove Pitt Town from the Sydney Regional Environmental Plan No.9.

ITEM 24: (File DA 653/85) [10.74]

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.

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:-
 - 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.

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- 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 25: (File P160/33) [10.75]

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

Go to file and the
*Go file*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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE

ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

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

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST statement to 29th February, 1988, be adopted, and the revised estimates of cost be adopted.

ITEM 1: (File B27/8) [20.44]

SUBJECT: FIRE CONTROL OFFICER'S REPORT - BUSHFIRE
ESTIMATES 1988/89

REPORT (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

	2	
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.

Recommendation

That the Bushfire Estimates for 1988/89 totalling \$275,432 be adopted and submitted to the Bush Fire Council of NSW.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File F81/7) [20.45]

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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C50) [20.46]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L125/4) [20.47]

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.

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.

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

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.
- 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

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.

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.

COMMITTEE'S RECOMMENDATION

THAT THE SHIRE CLERK bring forward a report to the next General Purpose Committee Meeting regarding the operations of LERN and specifically addressing -

- The previous Committee of Management and the possible reintroduction of that Committee involving the Council's staff, Librarians from the schools and the District Inspector of Schools.
- The possibility of Teachers/Librarians being involved in the operations of LERN such as to assist Council with operating costs.
- Possible funding that could be available to continue the operations of LERN.

ITEM 5: (File 183w) [20.48]

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).

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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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 5113C) [20.49]

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

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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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 4654-012w) [20.50]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File R190/13/35) [20.51]

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

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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 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.

Councillor Books left the meeting at this stage, the time being 5.32 p.m.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File L126/13) [20.52]

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 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 10: (File C51/54) [20.53]

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:-

Income \$3,807.50

Expenditure

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.

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.

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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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File B20/1, D64) [20.54]

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.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File I112/4) [20.55]

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 1904) [20.56]

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:-

1. I require flood-free land for the horses presently agisted on this property and

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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-labile.

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.

COMMITTEE'S RECOMMENDATION

A REPORT BE brought forward on a development plan and subsequent advertising of that plan.

ITEM 14: [20.57]

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.

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 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.

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- (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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [20.58]

Councillor Michael requested leave from the next General Purpose Committee Meeting to be held on Tuesday, 26th April as he will be absent in Western Australia at the time.

COMMITTEE'S RECOMMENDATION

LEAVE BE GRANTED.

Councillor Mackay asked if an application had been received for consideration of a pedestrian crossing in Macquarie Street somewhere around James or Campbell Streets, South Windsor.

The Shire Engineer advised that this matter is being investigated.

Councillor Benson asked if the Local Traffic Committee could look at the possibility of putting a speed sign in Havelock Street, McGraths Hill.

The President advised that this would be examined.

Councillor Sheather asked if the Engineer could examine the kerbing and guttering outside the Primary School at Wilberforce. He stated that there is a 6" drop from the kerb to the pavement.

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Councillor Sheather referred to a letter forwarded to Mr. Irwin dated 26th February which was only received last Friday and sought an explanation.

It was suggested that the Mr. Irwin supply the envelope to ascertain when the letter was posted.

The meeting terminated at 5.50 p.m.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor on Tuesday, 15 March, 1988 at 7.30 pm

PRESENT: Councillor J.J. Horrex, Shire President, Chairman,
Councillors R.F. Rotherham and W.J. Mackay, Messrs.
I. McEwan, N. Wenzel, R. Miller, C. Todd, J.R. Gilmore,
Shire Engineer and C. Hamilton, Parks Superintendent.

APOLOGY: Councillor G.G. Michael

CONFIRMATION OF MINUTES

Resolved on the motion of Mr. I. McEwan seconded by Mr. C. Hamilton that the minutes of the meeting of the 16 February, 1987 be confirmed.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214)

SUBJECT: KIOSK/TEA ROOMS

Practical completion of the contract work for the building is anticipated to be issued on or about Monday, 14 March, 1988.

The successful tenderer for the operation of the building has been advised that fitting out can commence from that date.

Landscaping and construction of pathways is also scheduled to commence on that date.

COMMITTEE'S RECOMMENDATION

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

ITEM 2: (File 625-214)

SUBJECT: FINANCIAL STATEMENT

Kiosk/Tea Rooms - budget as follows :-

	\$
Building Contract	146,775
Consultant fees	10,412
Supervision	3,000
Landscaping	5,000
Services - telephone	2,500
Contingencies	2,000

	169,687

Cost to date \$110,709.30

Park Development to 31.12.1987

- Funds provided	\$410,000
- Expenditure to 29.2.87	\$384,361

Further, Council has provided an amount of \$7,500 in the 1988 Parks Improvement Programme for the development of the park.

COMMITTEE'S RECOMMENDATION

That the Financial Statement for the Bicentenary Park be received.

QUESTIONS/GENERAL BUSINESS

Following a question regarding access to the building for the disabled, the following resolution was adopted by the Committee.

"That a report be brought forward regarding the suitability of access for the disabled to the Tea Rooms/Kiosk including alterations required to overcome any problems."

Following a question regarding the undertaking of further work in the park in this Bicentenary Year, the following resolution was adopted by the Committee.

"That at the next Committee Meeting a report be brought forward on the financial projection for the further development of the park."

Meeting terminated at 8.04 pm.

DATE OF NEXT MEETING

Tuesday, 17 May, 1988 at 7.30 pm at Council Chambers.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 12TH APRIL, 1988

Shire President and Councillors:

FINANCE AND ADMINISTRATION

1. STATE EMERGENCY SERVICE VEHICLES. S206

The 1988 Budget provision for the operation of the State Emergency Service does not provide for any replacement of plant. In recent times the Service has undertaken the road rescue function within the Shire utilising two main vehicles. These are a 9 year old Holden one ton and a 7 year old Ford 350. In addition they have a Holden Commodore Station Sedan, Toyota Land Cruiser, and 4 rescue boats and trailers.

The Holden 1 ton vehicle is no longer suitable for the road rescue function and requires replacement. There have been discussions with the Controller and his staff and a suitable replacement would be a Ford Falcon Station Wagon for which there is currently one in Council's fleet. This can be transferred to the S.E.S. operation and that vehicle replaced with a sedan. The cost of this would be \$14,200 and it is considered that this should take place, and at the same time, Council make representations to both the State Emergency Service Headquarters and the State Government regarding local government being responsible for the cost involved in road rescue. The S.E.S. volunteers provide a high level of service for which they are not paid thus alleviating the State of the significant costs and at the same time the Council is picking up a large part of the operating expenses.

IT IS RECOMMENDED THAT the Ford Falcon Station Wagon be transferred to the S.E.S. operation and it be replaced with a sedan at an approximate cost of \$14,200 with this funding being from plant replacement. Further that Council make representations to the State Government and S.E.S. Headquarters regarding funding of road rescue services and the expense to Council.

2. AUSTRALIANA PIONEER VILLAGE. C51/54

Further to the report on the operation of Australiana Pioneer Village for the month of February, 1988, considered at the General Purpose - Finance Section, meeting on 29th March, 1988, it is advised that quarterly attendance figures for the Village are to hand and they are as follows:

<u>Attendances</u>	
Adults	2863
School Children	4026
Pensioners	400
	7289

As a comparison, the attendance figures for the first quarter of 1987 are listed as follows:

Adults	2646
School Children	1659
Pensioners	268
	4573

The 1988 quarterly attendance figures represent a dramatic improvement in attendances for the first three months of the year, ie, a remarkable 143% increase in school children attendances and 49% and 8% increases in pensioners and adult attendances, respectively. Overall, the total attendance figures represent a 105% increase over the corresponding period for 1987.

It is indeed pleasing to note that school children bookings as at 31st March were 11,370, an excellent achievement considering school children bookings for the whole of 1987 only amounted to 11249. Bookings are expected to increase further following the implementation of a marketing campaign aimed at further attracting school groups, social clubs and bus and coach company tours to the Village.

Circulated separately with the business paper is a copy of the school promotional literature forwarded to school in conjunction with the new marketing campaign.

IT IS RECOMMENDED THAT the report on quarterly attendance figures for Australian Pioneer Village be received.

3. CENSUS OF POPULATION AND HOUSING - 1991. S207 S207/2

The Australian Bureau of Statistics has indicated approved planning proceeding for the conduct of at least a minimum population census in 1991. The Bureau is continuing to consult with users on the content of the census on the basis that it should cost "a good deal less than the 1986 census".

The Bureau has forwarded an information paper with its preliminary views on the content and procedures that sets out the strategy it proposes to adopt in response to the Government directive. It outlines two broad approaches which might be followed to reduce costs and sets out views on the content of the census and procedures for its conduct. The Bureau has sought reaction to these preliminary views as input to formulating final recommendations to be put forward to the Government.

The paper identifies a number of technological advances that can result in savings and then outlines two options for reducing costs further. These being -

- full enumeration of the population with reduced content. This would entail a full enumeration of all topics included but with a significant reduction in the number of topics

compared with that for the last census. Data would be available for small areas and small groups in the population but only for those topics included.

- full enumeration for all topics and sampling for other topics. This alternative would involve a less severe reduction in the number of topics but with some of the topics being asked of a sample of the population only rather than the whole. In this option data would be available for small areas and small groups in the population but only for the smaller number of core topics to be put to the whole population.

The census of population and housing is a critical tool used in all aspects of planning by all levels of government as well as community groups and the private sector. In relation to local government it is critical in all aspects of planning including land use planning, planning for commercial and industrial areas, planning for new release areas, planning for transport and roads, and planning for co-ordination of community services and other services provided by Councils. The census is a key element in providing data as the focus for promoting economic and social development. In order for all areas of planning to be adequately undertaken it is important for detailed information to be available over a wide range of topics and covering a variety of geographic areas from the National, State down to small area data.

The census has played an important role with a consistent history of improving in the availability and range of services and facilities. There is a wide range of users of the data relying on different categories of data and it being provided at different geographical levels including local government, census districts, postcode areas and electorates. The importance of small area data cannot be underestimated. It is critical for planning at all levels of government and in fact can be considered to be the main justification of the census for many users. It is essential to obtain comparative data and to enable changes and trends at the local level to be analysed. This is even more important in the current context where the focus is now on needs based planning for a wide range of services and activities.

In view of this it could not be recommended that Council support the second option (that is full enumeration for all topics and sampling for other topics) as outlined in the information paper as it would not enable small area data to be available for a range of topics. The proposal would mean that the data analysis would not be possible for certain key topics including birth places, educational qualifications, income, occupation, industry and rent and mortgage. This data is of particular importance to Councils in making submissions for grants including the Commonwealth Revenue Sharing Grant.

The first option involves full enumeration with reduced content. It is therefore preferred, however, there is concern about the proposal of the Bureau to exclude certain topics from the census in this proposal. Those that the Bureau propose to exclude that it is considered should be included are as follows -

- Usual residence - the Bureau proposes to include a question on usual residence one year ago but to exclude the question on

usual residence five years ago. Data on usual residence at previous time period is useful as a measure of population mobility. It is considered it would be more useful to have information on usual residence five years ago rather than on one year ago and it is therefore suggested that this question be included.

- Language use - proficiency in English - this topic should be retained in the census as it useful for planning in the areas of education, employment programmes and other forms of training as well as the need for targeting particular migrant services.
- Religion - this topic is useful for measuring the existence of certain ethnic groups at the local level. The Bureau indicates that this has a high processing cost, and accordingly, it has suggested that the question might be reworded to involve self coding for at least the main religious groups with subsequent cost reduction.
- Education qualifications - this is an important measure of the level of educational attainment and is useful for local area analysis.
- Age left school/highest level of schooling - again this is useful for measuring educational attainment in the community and is useful at local level analysis.
- Industry - this is an important measure to obtain information on broad industry categories of a population in particular areas. Again the classifications could be reduced and self coding used.
- Journey to work (destination zone coding) - this is an important topic particularly for planning the commercial centres, industrial areas, transport planning, road planning and a wide range of land use related considerations. As the data for this topic will not be available from the 1986 census any level lower than the local government area is considered particularly important that this question be retained in the 1991 census.
- Mode of travel to work - this topic is also of importance in transport planning and planning for new roads as well as for planning for development of urban centres and industrial areas (similar reasons to the "Journey to Work" topic).
- Number of motor vehicles garaged - this topic is particularly useful for transport planning particularly by local government for roads in the local government area. It is noted that the cost and collection is low and it is therefore considered it should be included.

It is recommended that Council indicate that the preferred option for the 1991 census is full enumeration with reduced content, though it is of the view that some of the topics proposed to be excluded, should in fact be included in the census as they are critical for various types of planning and data is required for small area analysis.

IT IS RECOMMENDED THAT Council advise the Australian Bureau of Statistics that it considers the preferred option for the 1991 census is full enumeration with reduced content and that the following topics should be included as they, with the rest of the census, are critical for various types of planning and data is required for small area analysis - usual residence, language use - proficiency in English, religion, education qualifications, age left school/highest level of schooling, industry, journey to work, mode of travel to work, number of motor vehicles garaged.

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

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for February, 1988.

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1,8,15,22,29	Music Practice	Macquarie Towns Junior Symphony Orchestra
1,2,3,8,9,10, 15,16,17,22, 23,24,29,30, 31	Ballet Classes	* Araleun Theatre Ballet Co.
2	Fashion Parade	HSC Social Club
3,7,8,14, 15,16	Band Practice	RAAF Band
4	Retirement Dinner	* Caroline Chisholm School
4	Over 50's Seminar	* Hawkesbury Shire Council
5	Wedding	* M Pizzi
5	Wedding	* S Potts
8th	Meeting	Windsor/Richmond Police Consultative Committee
12	Wedding	* J Dawson
12	Wedding	* G Thompson
13 & 20	Meetings	* Extension Society
14	Meeting	Co-ordinating Group for the Handicapped
14	Meeting	Sister City Association
16	Senior Citizens Afternoon Tea	Hawkesbury Shire Council
17	Disco	Bede Polding School
18	Blue Light Disco	* Windsor Police
19	Wedding	* J Searle
19	Wedding	* R Everett
24	Immunisation Clinic	Hawkesbury Shire Council
25, 26, 27	Arts & Crafts Exhibition	1988 Redex Variety Club Bash
26	Wedding	* N Mitchell
30	Home & Community Care Forum	Hawkesbury Shire Council

* Paying functions

IT IS RECOMMENDED THAT the Report on February bookings at the Community and Cultural Centre be received.

5. HAWKESBURY SHOWGROUND - REQUEST FOR USE OF LAND AS COLLEGE 3837-2W

The Hawkesbury District Agricultural Association has forwarded correspondence from Arndell College that seeks an allocation of land within the Hawkesbury Showground for the development of the College. No specific details of the College are given, however, it is understood that it is to be a secondary High School.

The Hawkesbury District Agricultural Association has indicated that it does not consider the use as suitable and compatible with the designated use of the grounds.

A detailed plan of the grounds development was prepared by the Council when it became Trustee a few years ago and this indicated full utilisation of the area. In those circumstances the allocation of areas of the land to other bodies for purposes other than those already identified as being suitable within the approved plan of development is not supported.

IT IS RECOMMENDED THAT the Hawkesbury District Agricultural Association be advised that Council supports its position and that it does not see part of the Hawkesbury Showground area should be made available for purposes other than those identified within the overall plan of development and management.

6. REQUEST FOR SUPPORT - SHIRE OF BOMBALA. N140

Bombala Shire Council has written expressing concern in the trend followed by the State Government towards declaration of National Parks. The following they give as specific reasons :

- "1. Loss of Rate Revenue
2. Loss of milling resources
3. Creation of unemployment as a result of item (2) above.
4. The apparent inability of the National Parks and Wildlife Service to adequately control its existing resources without acquiring more. For example this Council recently experienced a Section 41F Emergency bushfire which emanated from the National Park the aftermath of which has been a scathing attack by Council and associated firefighting groups of the inadequacies of the National Parks and Wildlife Service in a fire fighting role. This problem will be multiplied if even more areas are set aside for National Parks and Nature Reserves.
5. The lack of control of feral animals within National Park boundaries and the danger emanating therefrom to landholders adjoining National Parks and Nature Reserves, eg dingoes, pigs, kangaroos etc."

They also enclosed newspaper clippings relating to the area to be proclaimed in the southeastern region of the State.

They request Council to support their efforts to stop declaration of further National Parks and Reserves without proper investigations of the ramifications of such declarations. They seek an approach to State and Federal Members with a request for a moratorium on any further proposals.

If large areas are to be conserved for future generations and there are substantive reasons for this occurring, then it is not in the overall community interest to have a moratorium on the issue. An alternative approach would be to have the Government allocate sufficient resources to the National Parks & Wildlife Service to undertake the necessary information gathering and consultation prior to declaration. This should include extensive consultation with the local authority and any affected industries and groups. In addition the Service should be allocated resources commensurate with the management tasks of the individual National Parks. There has been an increase in those resources allocated to the Hawkesbury area in recent years following a number of representations and certainly a significant increase in consultation with the Council regarding management issues.

IT IS RECOMMENDED THAT Bombala Shire Council be advised that this Council supports the principle of detailed investigation and consultation of all interested groups including Local Government and local industries prior to the declaration of National Parks and State Recreation Areas. Further that it concurs with the necessity of the State Government to allocate adequate resources to the National Parks and Wildlife Service to enable management of National Parks, particularly in regard to fire and the control of feral animals.

7. PROPOSED DRAINAGE AGREEMENT - WOODLAND RESERVE. 3922C

Bill Wright Petroleum Installations Pty Ltd, owners of Lot 103 Woodlands Road, Wilberforce, have approached Council requesting permission to install stormwater pipes along their common boundary with Council's property, Woodlands Reserve. The request is made to comply with a condition of development consent issued by Council to erect a warehouse building to be used for the storage and sale of petroleum, storage of plumbing equipment and general goods associated with the petroleum and plumbing industries.

The development consent required provision of a pipeline to the headwall adjacent to the southern side of Iron Bark Drive, Wilberforce.

The site has been inspected by the Shire Engineer who recommends that having regard to the difficulties of providing easements over public reserves, that Council agree to the discharge by pipe drainage across the boundary of the reserve and that this agreement be based on correspondence. It is not proposed to seek any compensation from the owners of Lot 103, however, all work will be carried out at their expense and to the satisfaction of the Shire Engineer.

IT IS RECOMMENDED THAT Council approve the construction of a drainage line within Woodland Reserve adjoining Lots 102 and 103 DP 615135 subject to drainage design plans being submitted to the Shire Engineer for approval prior to commencement of construction, all work to be carried out at the cost of the applicant and to the satisfaction of the Shire Engineer.

8. EMPLOYMENT STATISTICS. S205/52

The Manager of the Commonwealth Employment Service, Windsor Office, has advised that the quarterly unemployment statistics made available to Council have been placed under embargo.

Statistics for the total outer Western Sydney region will be published by the Australian Bureau of Statistics, however, these will have little relevance to the Hawkesbury Area, and are not reproduced.

IT IS RECOMMENDED THAT the Commonwealth Employment Service be requested to supply statistics for the Hawkesbury Area.

9. STAFF MATTERS - RESIGNATIONS. S1/8PMrs Alison Hayes - Clerk, Rates Section

Submitting her resignation effective from 25th March, 1988, and requesting a reference under Seal of Council.

Mrs Sue Stuut - Health and Building Enquiries Clerk

Submitting her resignation effective on 1st June, 1988, and requesting a reference under Seal of Council.

Miss Mitzi Dewhurst - Youth Recreation Officer

Submitting her resignation effective on 22nd April, 1988, and requesting a reference under Seal of Council.

IT IS RECOMMENDED THAT the resignations of Mrs Alison Hayes, Mrs Sue Stuut and Miss Mitzi Dewhurst be accepted and references issued under the Common Seal of Council.

10. CLOSURE OF PART ROAD AND LANE SPINKS ROAD AND GOLDEN VALLEY DRIVE, GLOSSODIA. 14272C

Council has acquired Lots 402, 403, 409-411 Spinks Road and the owners of Lots 404-408 have agreed to sell their land to Council for the valuation of \$15,000.

The proposed parking area (road widening) in front of these lots and Commerce Row to the side and rear need to be closed and purchased by Council. A subdivision into 3 residential lots can be achieved, with a small part of Commerce Row, onto Golden Valley Drive, being sold to an adjoining owner.

IT IS RECOMMENDED THAT Council make application to the Metropolitan Lands Office to close and purchase unnecessary road being:

- (a) the 6.096m wide parking area/road in front of Lots 402-411 DP 214754 Spinks Road, Glossodia;

- (b) Commerce Row being 6.096m and 12.192m wide between Spinks Road and Golden Valley Drive, Glossodia, as shown at the side and rear of Lots 402-411 DP 214754 and between Lots 414 and 415 DP 214754;

having in mind, in particular, the present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.

11. ACQUISITION OF REAR LAND - 49-51 BELLS LINE OF ROAD, NORTH RICHMOND - R A PEEL. PL60/21, 10413.01

Negotiations have taken place with Mallesons Stephen Jacques, Solicitors, on behalf of the owner of Lots 1-3 DP 577444 and Lot 10 Section A DP 17017 Bells Line of Road, North Richmond, to acquire a 7m wide strip across the rear of the properties for a pedestrian mall with limited service vehicle access.

The subject property is located at the western end of the commercial area and partly adjoins Council's acquired parking area on the corner of Riverview Street and Grose Vale Road.

A valuation was obtained of \$9,800 for the 7m x 30.48m strip, and the owner requested an amount of \$11,000 for the land. The Solicitors for the owner have now advised that they are willing to accept \$10,800 for the land in order to finalise the matter.

It is considered that Council should increase the purchase figure to \$10,800 as the acquisition of this land is essential to the pedestrian mall project at North Richmond.

IT IS RECOMMENDED THAT:

1. Council agree to the purchase price of \$10,800 for the 7m x 30.48m strip across the rear of Lots 1-3 DP 577444 and Lot 10 Section A DP 17017, Nos 49-51 Bells Line of Road, North Richmond.
2. Council pay all reasonable legal costs incurred by the owner with the acquisition by Council.
3. Council undertake all survey work for the required plan of subdivision.
4. Council erect a new 1.8m high paling fence on the new boundary line and remove any old fences on the acquired land.
5. All documents be completed under Seal of Council.

12. REQUEST TO SELL LOT 51 DP 212586 CUMBERLAND REACH ROAD, LOWER PORTLAND. 1251.00310C

Mr J J Wills has written to Council on behalf of the owners of Lots 30-39 Water Ski Parade, Lower Portland, to purchase the above lot for subdivision and amalgamation with their properties.

Shire Clerk/General Manager's Report

Ord. 12/4/88

Lot 51 was purchased by Council for public reserve purposes and for access to the Hawkesbury River by the public. Lot 52 adjoining was dedicated with the subdivision. The land is flood liable and unsuitable for residential use.

While it is realised that open space land is not frequently used by the public at this time, it is Council's policy to acquire waterfront land whenever and wherever possible for existing and future public use. The sale of Lot 51 would be contrary to this policy and cannot be recommended.

IT IS RECOMMENDED THAT Mr Wills be advised that Lot 51 was acquired for public reserve purposes to cater for existing and future open space needs in the area and Council cannot, therefore, agree to his request.

13. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51/7/13, C51/54, 3848C

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

- | | |
|-------|--|
| Lease | <p>.... Shop 2, Glossodia Shopping Centre to John Agge Eggers and Gwenyth Margaret Eggers for a Takeaway Food Shop. Term of two years with an option to renew for a further term of two years. Rental shall be as follows:</p> <p>1st Year - \$6,864.00</p> <p>2nd Year - \$7,550.40</p> |
| Lease | <p>.... Lot 3 Buttsworth Wharf Road, Wilberforce to Mark Richard Burton, Tradesman, for a period of 52 weeks with a commencing weekly rental of \$105. Rent to be reviewed on 1st January, 1989.</p> |

14. COMMUNITY SERVICES REPORT. C45

A. COMMUNITY PROJECT OFFICER'S REPORT

Home and Community Care Programme

A meeting of the local forum with representatives from many organisations working with the frail aged, identified priorities for funding under this joint Commonwealth/State initiative. Priority was given to Transport; Support for Voluntary Services; Extension to Meal Services, particularly Meals on Wheels; Respite Care; Home Maintenance and Modification, and suitable venues for support groups meeting within the Shire. The level of funding available should also see an expansion of paramedical services available through the Area Health Centre.

Western Sydney Area Assistance Scheme

Two organisations will receive offers of funding for recurrent grants under the 1987/88 programme. Colo Wilderness Mobile Resource Unit Inc. will receive a grant of \$33,341.00 to employ a full-time youth worker.

Shire Clerk/General Manager's Report

Ord. 12/4/88

This programme will direct its attention to youth in more isolated parts of the Shire.

North Richmond Community Centre Inc. will be granted \$28,000.00 to employ a community worker to develop programmes to meet the needs of local residents from the Community Centre.

With the eight capital assistance grants (total \$38,692) previously reported, the total allocated under the Scheme for 1987/88 to the Shire, amounts to \$100,033.

It is anticipated that applications for the 1988 scheme will open in June. The five major areas to be addressed are:

1. Youth facilities and services
2. Children's facilities and services
3. Cultural facilities and activities
4. Recreation, leisure and sporting facilities and activities
5. Community development and community health.

B. COMMUNITY ARTS OFFICER'S REPORT

Senior Citizens' Week - 13th-20th March

The musical programme was well received. The following were visited - Richmond Nursing Home, Kurrajong Nursing Home, Kurrajong Busy Bees (Day Care Centre), Richmond Rehabilitation, Pitt Town Power Group, Friday Friendship Club.

Windsor Library Housebound Service organised a film morning with films on "Pioneer Women of Australia".

On Wednesday, 16th March, 228 senior citizens were taken to Mt Tomah Botanic Gardens by bus. Afternoon tea was prepared at the Windsor Community and Cultural Centre and transported to the picnic area at the gardens. Mr Keith Ingram, author of "The Mt Tomah Story", guided those who took the longer walk while others remained in the picnic area or formal garden.

This visit was followed by a lecture and demonstration on Thursday, 17th March, "Growing Australian Plants in Pots", by Mrs Barbara Surtees of the Society for Growing Australian Plants.

Certificates of appreciation have been obtained from the Premiers Department and will be sent to - Dave de Hugard, Bronwyn Brown (musicians), the bus drivers on the Mt Tomah trip, Mr Keith Ingram and Mrs Barbara Surtees.

A grant of \$700 was received from the Premier's Department to pay for transport to Mt Tomah.

Community Cultural Development Unit

A meeting at Liverpool Council was attended to meet the staff and board of the Community Cultural Development Unit (formerly the Community Arts Board) of the Australian Council. Chairman of the Australia Council,

Professor Donald Horne, chaired the meeting which discussed communication between the Unit and Community Arts Officers and the Unit and State funding bodies.

Colo Wilderness Mobile Resource Unit

Representation on the committee has been continued. A committee skills development course is being organised to give committee members the necessary skills to adequately manage the Unit. The Seniors' coffee morning at Blaxlands Ridge was supervised by the Community Arts Officer on 4th March.

Macquarie Towns Festival Committee

A meeting was held on Wednesday, 23rd March. Plans for the 1988 Festival are progressing.

The Festival Committee has responsibility for the Bush Dance and barbecue following the Return of the Riverboats on 23rd April. Two complimentary tickets have been sent to each of the 20 boats participating. Remaining crew members may purchase tickets for \$18 which includes barbecue. The barbecue and bush dance is also open to the public.

National Book Council

A writers' tour is being negotiated, with the Hawkesbury dates being 12th-14th May inclusive. The itinerary includes visits to a high school, Windsor Library, Hawkesbury Agricultural College, workshops with Hawkesbury and surrounding districts creative writers' groups.

C. YOUTH RECREATION OFFICER'S REPORT

Before and After School Care

The Before and After School Care Centre is now operating successfully at Richmond Neighbourhood Centre. For the first term, an average of 21 children attended each afternoon with 4 attending each morning. Incorporation is under way and the first Annual General Meeting will be held on 13th April.

Bicentennial Colonial Activities Day

Planning is under way for a children's colonial day to be held at Australiana Pioneer Village on the 7th October, during the school holidays. Funding was received from the NSW Bicentennial Authority. Vacation centres from all over the Shire have been invited and each child will receive a commemorative ribbon on the day. Activities will include bush dancing, colonial games, a fancy dress competition as well as all the other activities at the Village.

Vacation Care Centres

Two Vacation Care Centres were conducted during the Easter break. Parents have completed a questionnaire relating to the centres which includes questions on fees, excursions and programmes. A report on the results will be presented to the next meeting.

Shire Clerk/General Manager's Report

Ord. 12/4/88

Youth and Children's Services Directories

The Community Services Section received an overwhelming response from parents wishing to obtain the children's services directory and another 500 copies are now being printed. A new Youth Services Directory with a different format has been prepared and should be available by June.

Youth Services Planning - Co-ordination Unit Report

The Youth Services Planning and Co-ordination Unit was established in Western Sydney funded under the Commonwealth Office of Youth Affairs and sponsored by the Western Region Forum of Government Agencies. The project conducted detailed investigation and discussions with all levels of government youth workers and community in relation to youth issues in 1987. A report on the results of the study has been released. It identifies recommendations for local government and other organisations. The Western Sydney Local Government Youth Workers recently met with the WSROC Community Services Committee to discuss the report and possible implications or actions for WSROC. One of the recommendations was that funding be sought for a Youth Development Officer to be located at WSROC.

IT IS RECOMMENDED THAT the information be received.

15. GRADING OF COUNCIL. S205/26

All councils in NSW are graded between 1 and 17. The grading affects the salary of the senior staff and the status of the Council, particularly when consideration is given to grant monies. The grading is determined upon a number of factors including size, services provided, functions and responsibility, and total expenditure. This Council is currently graded 13, with this occurring in 1981. When looking at the grading of other councils, changes that have occurred over recent years it is considered that an application should be made to Grade 15, although, it is only likely that a change would take place to 14, as only one increment normally occurs at any one stage. Councils normally resolve to support applications for regrading. In terms of salary all senior staff, with the exception of the librarian, are paid strictly in accordance with the award, although a number of other Western Sydney Councils pay in excess. The salaries of 11 staff members would be involved and regrading in one year would cost the Council \$19,354.40.

The grading of other Western Sydney Councils is as follows:-

Baulkham Hills	15
Blue Mountains	16
Fairfield	16
Holroyd	13
Hornsby	15
Liverpool	15
Parramatta	16
Penrith	16

IT IS RECOMMENDED THAT Council support a regrading to Grade 15.

Shire Clerk/General Manager's Report

Ord. 12/4/88

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

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

1. Hawkesbury Tourism Board of Directors
2. Macquarie Towns Festival Committee
3. Joint Councils River Committee
4. Heritage Advisory Committee
5. Community Services Consultative Committee
6. Environmental Noise Pollution Committee

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

17. REPORTS REQUESTED BY COUNCILLORS

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

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

PAGE 1

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-APRIL-88

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
9-June-87	Tourist Information Centre TM	Operation of Auditorium and/or Tourist Centre	Report following negotiations with tenant and Tourism Manager.	
11-Aug-87	Pitt Town Parking SP	Parking problems, commercial area Pitt Town	Under investigation	
11-Aug-87	Footpath facilities SE	Lack of facilities between McGraths Hill and Windsor	Under investigation and consultation with DMR	
10-Nov-87	Shaws Island SE	Development of Island and adjacent areas	Report following discussion with DEP & other parties	
9-Feb-87	Junior Council President	Establishment	Letters written to High School Principals	
9-Feb-87	Mushroom Composting HS	"Anti Pollution Battle Targets Smelly Factories" article of 7th December	Special Meeting 3rd May, 1988	
9-Feb-87	Drainage Pitt Town SE	Costing - pipe drainage Wells Street, Pitt Town	Report May GPC	
8-Mar-88	Clearing of Land SP	Policy on clearing of land and its subsequent uses	Report June Ordinary	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-APRIL-88

FILE NO REP DATE	SUBJECT REFERRED TO	COMMENT	COMP DATE
8-Mar-88	Declaration of Interest SC	Code of conduct	Report May Ordinary
8-Mar-88	Policy and Guidelines SP	Future Rural/Residential development in the Shire	Report to June GPC

9/11/88 - SW '5/10/88 (8-11-88)
1 - 8/11 - 1/12/88 GPC..

ENGINEERING1. PUBLIC WORKS

ROAD CONSTRUCTION

Little Church Street, Windsor

Placement of the kerb and gutter and the sandstone pavement base.

Castlereagh Road, Wilberforce

Installation of the drainage pipes near Macquarie Road is due for completion by date of the meeting.

Hollands Paddock Car Park

Sealing of the regraded pavement has been completed.

Baker Street, Windsor; George Street to Macquarie Street.

Replacement of damaged kerb and gutter as preparation for pavement overlay.

MAINTENANCE

Replacement of kerb and gutter, and pavement at bus stop Kable Street below the Mall.

Work is in progress on reconstruction of the dish gutter Cnr. Moses Street and MR 184 Richmond Road, Windsor.

Patching, gravelling and grading included work on Grose Vale Road; Kurmond Road; Hilltop Road and Murrays Road, Tennyson; Dight Street, Richmond; Upper Colo Road; MR 181, St. Albans Road; MR 519, Comleroy Road; East Kurrajong Road Section 2; Brahma Road, North Richmond; Settlers Road; Chaseling Road, Leets Vale; Stannix Park Road; Coromandel Road; Sirius Crescent and Port Erringhi Road, Ebenezer; The Driftway; Hanckel Road, Commercial Road and Saunders Road, Oakville; Level Crossing Road, Cordners Lane.

Attention to failures in Brabyn Street and Campbell Street, Windsor.

OTHER WORKS

Bicentennial Project, Thompson Square.

Work is proceeding to schedule with construction of the pavement down past the Museum complete, footpaths paving well advanced. Work is proceeding on kerb and gutter in George Street, construction of traffic island including sandstone wall with work now underway on the paved threshold across George Street. Landscaping of the park area and traffic island is proceeding concurrently. Notwithstanding the wet Easter, works proceeded through this period planned to minimise disruption to traffic and adjacent development.

Shire Clerk/General Manager's Report

Ord. 12/4/88

PARKS AND GARDENS**Bicentenary Park**

Practical completion for the building was issued 25th March, 1988. Work is proceeding on pathways and landscaping. Installation of the sewer pump station has been completed.

In addition to maintenance operations a fertilizer programme was implemented for Governor Phillip Park; McQuade Park; Brinsley Park, Pitt Town; Woodbury Oval, Glossodia; Woodlands Playing Fields and McMahons Park.

Cleaning of the lake in McQuade Park and repairs to the water wheel in the Mall was carried out.

Trees were planted in Campbell Street Reserve, North Richmond. Change over of playing fields from summer to winter sport was attended to.

SEWERAGE

McGraths Hill Waste Water Plant

2,312 kl/day

South Windsor Waste Water Plant

459 kl/day

The access road from Mulgrave Road to the Dog Pound and McGraths Hill works has been sealed.

Enclosing of the pressure is well advanced. Work has now been completed to allow for discharge from the Pump Station, Fairey Road, (Industrial Area) to be directed to the South Windsor Works. Flow is to be reversed on 11th April, 1988.

Attention to four mainline sewer blockages.

IT IS RECOMMENDED THAT the report on Public Works be received.

2. BLIGH PARK ESTATE. P160/46/A

Road and drainage works within Precinct 8 of the Bligh Park Estate are almost complete with anticipated completion being 15th April, 1988.

The sewer reticulation construction is also nearing completion with completion also anticipated by 15th April, 1988.

The release of the 108 lots within Precinct 8 has now been delayed by the recent wet weather, although release is still anticipated during April, 1988.

Road and drainage designs for precincts 9 and 10 are now complete. The scheduled date for the calling of tenders through the Department of Housing for Precinct 9 is 8th April, 1988.

Shire Clerk/General Manager's Report

Ord. 12/4/88

Precinct 9 comprising 88 lots is due for release in August, 1988.
Precinct 10 comprising 78 lots is due for release October, 1988.

The development application for Precincts 20 and 21 comprising 158 lots has now been lodged with Council.

Plan showing the future precincts in Bligh Park will be displayed at the meeting.

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

3. KURMOND CONGREGATION OF JEHOVAHS WITNESS. 665.507

Requesting the temporary road closure of Elizabeth Street, North Richmond from 11.00am Friday, 15th July, 1988, to 4.00pm Sunday, 19th July, 1988, to allow the construction of their church building.

Also seeking to utilise the reserve at the rear for vehicle parking (i.e. the reserve of Monti Place).

(S.E. - The road closure could be agreed to on the grounds of improved safety for traffic while no objection is raised against the use of the reserve for vehicle parking only over the weekend.)

IT IS RECOMMENDED THAT Council arrange for a temporary road closure of Elizabeth Street, North Richmond, between Charles and Campbell Street (alternative route for traffic William Street) on 15th-19th July, 1988 on the basis of access to the reserve from Elizabeth Street subject to the Kurmond Congregation of Jehovahs Witness reimbursing the full cost of damage.

4. RICHMOND HIGH SCHOOL P. & C. ASSOCIATION MARKET DAY - RICHMOND PARK. 625-202

Correspondence has been received from Richmond High School P. & C. Association, seeking permission to hold a market day in Richmond Park on 20th August, 1988. The Association is seeking use of a section of the park from the CWA kiosk, to the Grandstand and car parking area, and along the Windsor Street frontage up to the oval fence.

IT IS RECOMMENDED THAT permission be granted to Richmond High School P. & C. Association for use of Richmond Park on 20th August, 1988, for a market day, subject to the following conditions:-

- (i) a public liability policy in the amount of \$2million being obtained by the Association;
- (ii) the flow of pedestrian traffic along Windsor Street not being interrupted;
- (iii) no alcoholic beverages are to be sold, nor a central alcohol distribution point to be established during the course of the above function.

Shire Clerk/General Manager's Report

Ord. 12/4/88

- (iv) noise levels are to be kept to a reasonable level.
- (v) the area to be left clean and tidy upon completion of the Association's function.

5. CHILDREN'S MEDICAL RESEARCH FOUNDATION - WILBERFORCE PARK - CAROLS BY CANDLELIGHT. 625-21

Correspondence has been received from the Children's Medical Research Foundation requesting permission to conduct Carols by Candlelight in Wilberforce Park on Friday, 9th December, 1988.

(S.E. - The Foundation has successfully conducted the above event over the last few years and the application is again supported.)

IT IS RECOMMENDED THAT approval be granted to the Children's Medical Research Foundation to conduct Carols by Candlelight on Friday, 9th December, 1988, at Wilberforce Park, Wilberforce, subject to the following standard conditions governing such activities in public reserves:-

1. the area being left clean and tidy upon completion;
2. the Foundation taking out a Public Liability Policy in the amount of \$2,000,000.

6. ROTARY-STIMULUS BUILDING PROJECT - HERITAGE WEEK FUN RUN 88. 625-203

Correspondence has been received from Rotary-Stimulus requesting permission to conduct the Heritage Week Fun Run on Sunday, 17th April, 1988. Route: Assemble McQuade Park, Windsor, Greenway Crescent, Cornwallis Road to Cupitts Lane, thence return to McQuade Park over the same route.

(S.E. - The subject event has been successfully conducted in previous years and the application is supported.)

IT IS RECOMMENDED THAT approval be granted to the Rotary Club of Windsor to conduct its Heritage Week Fun Run on Sunday, 17th April, 1988, subject to the following standard conditions governing such events:-

- (i) the area being left clean and tidy upon completion of that event;
- (ii) the Club taking out a Public Liability Policy in the amount of \$2,000,000;
- (iii) no amplifying equipment of any description to be used during the course of the above function; and,
- (iv) all directional signs to be removed immediately upon completion of the proposed function.

Shire Clerk/General Manager's Report

Ord. 12/4/88

7. RICHMOND RSL SUB-BRANCH - ANZAC MARCH AND SERVICE. C40/6

Correspondence has been received from the Richmond RSL Sub-Branch requesting permission to conduct the Sub-Branch's annual march and commemorative service at Richmond, on Sunday, 24th April, 1988, commencing at 2pm.

Proposed route: Assemble East Market Street, Windsor Street, West Market Street, March Street, into Richmond Park and proceed to Richmond War Memorial upon completion of service, down East Market Street to the Club's premises.

(S.E. - Subject to the Club obtaining Department approval, the application is supported.)

IT IS RECOMMENDED THAT approval be granted to the Richmond RSL Sub-Branch to conduct Anzac March and Service on Sunday, 24th April, 1988, subject to the Club obtaining Police Department approval to the march.

8. RICHMOND COMMUNITY CHURCH - RICHMOND PARK, RICHMOND - OUTREACH PROGRAMME. 625-202

Referring to approval being granted by Council for the Richmond Community Church to conduct an outreach programme based in Richmond Park for a trial period during January-March, 1988, and requesting that the programme be conducted for the remainder of 1988.

(S.E. - No complaints have been received by Council in respect of the Church's activities and the application is supported.)

IT IS RECOMMENDED THAT approval be granted to the Richmond Community Church to conduct its outreach programme based in Richmond Park, Richmond, each Friday evening, for the balance of 1988.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of March, 1988. Applications received during March, 1987, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
80	(56) New Dwellings	\$4,975,823	(\$3,256,092)
88	(73) Additions to Dwellings	555,764	(862,949)
5	(-) Residential Flat Buildings	735,000	(-)
5	(6) New Buildings other than Residential	1,080,700	(2,302,000)
5	(5) Additions to Buildings other than Residential	65,000	(103,500)
11	(11) Swimming Pools	136,840	(105,595)
2	(-) Additions to Dwellings - Dual Occupancy Unit	17,700	(-)
<u>196</u>	<u>(151)</u>	<u>\$7,566,827</u>	<u>(\$6,630,136)</u>

Building Applications received up to the end of March, 1988. Approvals for the corresponding period during 1987 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
172	(139) New Dwellings	\$11,034,225	(\$8,578,952)
199	(190) Additions to Dwellings	1,984,283	(1,876,399)
5	(1) Residential Flat Buildings	735,000	(75,000)
12	(13) New Buildings other than Residential	1,689,700	(3,942,000)
13	(9) Additions to Buildings other than Residential	2,162,000	(302,500)
39	(44) Swimming Pools	397,730	(331,009)
2	(1) Additions to Dwellings - Dual Occupancy Unit	17,700	(40,000)
<u>442</u>	<u>(397)</u>	<u>\$18,020,638</u>	<u>(\$15,145,860)</u>

IT IS RECOMMENDED that the report be received.

2. AUTHORISATION OF ORDINANCE INSPECTOR. S1/8P

David James Harvey has been appointed to the position of Ordinance Inspector and to enable him to carry out his duties, certain authorities must be issued by Council.

IT IS RECOMMENDED THAT Council appoint David James Harvey:-

1. a designated servant under Section 267B of the Local Government Act to control abandoned vehicles;
2. a proper servant under Section 270S of the Local Government Act to control abandoned vehicles;
3. an authorised person under Division 5A, Part X of the Local Government Act to control the depositing of litter.

3. TENDERS FOR THE PURCHASE OF COUNCIL'S BULLDOZER. G90

Following the acceptance recently of the new contract to operate the South Windsor Waste Depot, Council's bulldozer has become surplus to requirements as the new contractor provides his own equipment.

The machine offered for sale is a Caterpillar D7G which was purchased in 1979. The machine is fitted with a roll over cage, cable drum winch, and wrap around rippers.

Tenders for purchase closed on Friday, 25th March and the following offers were received:

<u>Tender</u>	<u>Amount</u>
	\$
Tracksell Equipment Pty. Ltd., 66 Acres Road, Kellyville	65,200
Skyhook Enterprises, P.O. Box 213, Double Bay.	9,750
Emeco Australia Pty. Ltd., Castlereagh Road, Penrith.	68,500
Campbell Earthmoving Pty. Ltd. 23 Huntley Road, Orange	68,750
Palm Manining, Sandgate Road, Brisbane	61,380
Gerron Pastoral Company, "Macquarie Park", Wellington	81,500
Mr. F. Hewitt, "Green Hill", Barham	65,100

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Waugh and Josephson Pty. Ltd., Mitchell Road, Alexander	57,250
Don Clark Tractors 92 Castlereagh Road, Castlereagh	78,165
P.R. Wieland Pty. Ltd., 264 Miller Road, Villawood	80,155
Chasil Pty. Ltd., East Maitland	70,100
Murray Excavation, Kurmond Road, North Richmond	71,500

It is considered that the highest tender received from Gerron Pastoral Co of \$81,500 is a reasonable offer and should be accepted.

IT IS RECOMMENDED THAT the tender received from Gerron Pastoral Company in the sum of \$81,500 be accepted, and that the Seal of Council be placed on any necessary documents.

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PLANNING

1. HAWKESBURY PRISON COMPLEX. DA 97/88

The Department of Corrective Services has forwarded the following letter:

"We wish to advise that planning for the above project has been suspended.

It would be appreciated if you would suspend any further consideration of the development application due to go to the General Purpose Committee meeting on the 29th March, 1988."

IT IS RECOMMENDED THAT the information from the Department of Corrective Services of its suspension of planning for the Prison Complex be received.

CORRESPONDENCE SUBMITTED FOR INFORMATION1. PETER SHAW - BIBLIOGRAPHY. L125/7

Enclosing a hand-out regarding the talk he will be presenting on looking after old family photographs.

Also advising of his background in relation to this field.

2. MARTIN CHARLES - L.E.R.N PROGRAM. L125/4

Expressing appreciation on behalf of the Hawkesbury Teachers Association, for Council's LERN service.

- 3. WINDSOR SOUTH PRIMARY SCHOOL - L.E.R.N. L125/4
- 4. RICHMOND NORTH PUBLIC SCHOOL - L.E.R.N EVALUATION. L125/4
- 5. HOBARTVILLE PRIMARY SCHOOL - L.E.R.N EVALUATION. L125/4
- 6. ST. MATTHEWS SCHOOL - L.E.R.N. L125/4
- 7. PITT TOWN PUBLIC SCHOOL - L.E.R.N. L125/4
- 8. RICHMOND PRIMARY SCHOOL - L.E.R.N. L125/4
- 9. GLOSSODIA PUBLIC SCHOOL - L.E.R.N. L125/4
- 10. FREEMANS REACH PUBLIC SCHOOL - L.E.R.N. L125/4
- 11. FREEMANS REACH PUBLIC SCHOOL P & C ASSOCIATION - L.E.R.N. L125/4

Expressing concern of the cessation of LERN, and pointing out the unfairness of the evaluation report.

Requesting that further action be deferred until a Management Committee has been instigated and that Council will lend its support in the matter.

12. KEVIN ROZZOLI, MP - HELICOPTER RESCUE SERVICE - D64

Thanking Council for its request that he make representations on behalf of the Surf Life Saving Association of Australia in respect of helicopter rescue and medical transportation services.

Advising that he has already taken this matter up in respect of the Careflight helicopter and would be pleased to make representations on a more general basis.

13. THE SURF LIFE SAVING ASSOCIATION OF AUSTRALIA - HELICOPTER OPERATIONS. D64

Thanking Council for its valuable support in discussions with the Hon. Peter Anderson, the Minister for Health regarding the subject of utilisation of the existing Surf Life Saving Association Helicopter Rescue Services.

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Advising that during discussions held with Mr. Anderson, a guarantee of financial support was given until the close of the present financial period.

14. TELECOM AUSTRALIA - TELEPHONE DIFFICULTIES. B28/5, T216

Referring to Council's letter concerning the telephone difficulties being encountered by the Freemans Reach Volunteer Bush Fire Brigade.

Advising that owing to the amount of telephone traffic between the hours of 9am to 10am and 6pm to 8pm, some congestion may be experienced in the the Freemans Reach Exchange area. Also advising that this situation is being closely monitored by Telecom and that the services which formed the basis of the Bush Fire Brigade's concern have been tested and found to be free of faults.

15. JANICE CROSIO - EQUAL EMPLOYMENT OPPORTUNITY IN LOCAL GOVERNMENT PROGRAM. S205

Advising that Council has been selected to join the EEO program and that further contact will be made regarding a timetable for the program.

16. ERNEST LENGYEL - INJURY CLAIM. I112/4

Advising Council of an injury he received on Sunday 20th December, 1987, at the public ramp located at Lower Portland due to Council not removing an old cable.

Requesting Council to recompense him for his suffering and troubles which this injury as caused.

17. PREMIER OF NEW SOUTH WALES - BICENTENNIAL CELEBRATIONS. C40/13

Thanking Council for its valued assistance with the bicentennial celebrations.

Enclosing a commemorative plaque as a form of recognition of Council's and local community's involvement in the Nation's bicentenary.

18. M. & D. FRANCIS - 127-129 GEORGE STREET, WINDSOR. 1485W

Advising that the renovations to 127-129 George Street, Windsor have been completed and that they do not require the loan of \$25,000 from Council.

Expressing concern that other property owners in close proximity to their property have received a Government Grant for similar restoration.

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19. KEN BOOTH - W.E.S.T.I.R. C45

Letter from former New South Wales Treasurer, Ken Booth acknowledging receipt of letter of support for WESTIR funding application.

20. IFLA/LAA CONFERENCE SYDNEY 1988. C48

Enclosing a copy of the Circular for the joint Conference of the International Federation of Library Associations and Institutions and the Library Association of Australia.

Requesting that the conference be brought to the attention of the Shire President and members of Council.

21. KEVIN ROZZOLI, MP - SPECIAL GRANT ALLOCATION 1987/88. L125/2

Acknowledging receipt of Council's letter enclosing a copy of the Special Grant Allocation 1987/88 application for the Library service.

Advising that support will be given to Council's application.

22. LIBRARY ASSOCIATION OF AUSTRALIA. L125

Thanking Council for forwarding a letter from Senator Margaret Reynolds to Mr. Webster, MP.

Advising that copies have been sent to the Association's NIP Working Party.

23. P. GILMOUR - L.E.R.N SERVICE. L125/4

Expressing disappointment that Council would consider ending the LERN service and requesting that Council's full support be given to the continuation and perhaps expansion of the service for the good of the children.

24. MRS C. MEAD - L.E.R.N. L125/4

Expressing concern, on behalf of the Parent Group of Richmond Primary School, at the proposal to dismantle LERN.

Advising that the staff of the school make good use of LERN material and that some inconsistencies appear in the evaluation report.

Requesting that before a final decision is made to dismantle the service, that the schools who use LERN be given a chance to put forward their views.

25. DEPARTMENT OF LOCAL GOVERNMENT - MANAGEMENT OVERVIEW OF COUNCILS.C44/1

Advising that as part of the review of its operations the department has implemented new initiatives in the inspection of Councils and, because of past procedures, only limited attention has been given to the monitoring of Council activities in recent years. Further, that Review Officers of the Special Investigation and Management Audit Branch have two roles:-

- to investigate alleged malpractices by Councils
- to conduct regular management overviews of Councils

and, in the latter case, resulted in an inordinate amount of time being spent on detailed management reviews with only a handful of Councils being inspected annually and the majority not being reviewed for more than ten years.

New financial reporting procedures are being developed by the Department and the implementation of a Local Government Information system. As part of the review, new procedures have been developed whereby Review Officers (Inspectors) will generally spend a limited time with each Council (two to three days for small Councils, seven to eight days for larger Councils).

Councils will receive approximately two months' notice of a proposed visit and will be required to submit certain information for evaluation by the Review Officers prior to the visit. During the visit they will meet with the Mayor/President and all Senior Officers, together and separately, to ascertain any management problems being experienced and questions addressed on the information available to the Department. A draft management overview report will be prepared immediately after the inspection and the Officers will again visit the Council for a "debriefing" and to confirm its accuracy. The report will then be forwarded to Council to be presented to an open meeting. Also, the Minister is to be advised within 40 days as to the action it proposes to take on the recommendations contained therein which should relate solely to management matters.

Functional aspects looked at will be in the areas of corporate management, financial planning, operational planning, community relationships and working relationships between senior staff and with the elected members. The reports will suggest, in broad terms, what the perceived deficiencies are but will not usually provide detailed solutions only comments or recommendations on what action should be taken.

As a result of the revised procedures, some fifty Councils will be reviewed in 1988.

The other role of the Branch will take a different approach depending on the allegations however, all affected parties will be able to give evidence and review the accuracy of the information provided prior to public release. Unsubstantiated and anonymous allegations will have limited priority.

The new procedures for conducting management overviews is a major part of the department's programme to assist local government improve the management of its functions and co-operation of Councils is sought during the visits of Review Officers.

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26. PREMIER OF NEW SOUTH WALES - SEWER SYSTEM, FREEMANS REACH.
S200/13

Referring to Council's letter requesting financial assistance for the construction of a reticulated sewerage system for the Freemans Reach, Glossodia and Wilberforce areas.

Advising Council to direct its concerns to the Minister for Local Government and Minister for Water Resources, and also that the matter has been brought to the special attention of Mrs Crosio.

27. N.S.W. POLICE DEPARTMENT, WINDSOR - NOISE IN RICHMOND. L126/11
N146/1

Referring to Council's letter regarding the level of noise from patrons leaving the After Dark Room, Richmond during the early hours of Saturday mornings.

Advising that action has been taken in this matter and that Council should liaise with Castle Hill Divisional Licensing Police regarding the possible lodgement of an objection against the late night operation of the After Dark Room under Section 104(1)(b) of the Liquor Act.

28. PETER ANDERSON, MINISTER FOR HEALTH - SURF LIFE SAVING
ASSOCIATION'S HELICOPTER RESCUE SERVICE. D64

Acknowledging receipt of Council's letter on behalf of the Surf Life Saving Association's Helicopter Rescue Service concerning the future use of helicopter aircraft in medical emergency and inter-hospital transportation of patients.

Advising that careful examination of the position will be undertaken.

29. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS - COMMUNITY CONDUCT SEMINAR
P182

Advising that a Local Government and Shires Associations Public Seminar has resolved to broaden local strategies and seek State Government support in response to an apparent decline in standards of community behaviour.

Also advising that the seminar called for tighter legislation controlling behaviour in public places and a greater emphasis on community development.

30. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - 12TH BIENNIAL
NATIONAL CONFERENCE, GEELONG. C48/3

Enclosing a brochure for the 12th Biennial National Conference of the Australian Local Government Women's Association to be held from 13th to

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15th May, 1988 and advising that the theme of the Conference is "Local Government's Changing Profile".

Requesting Council's support in promoting the Conference to staff.

31. PREMIER'S DEPARTMENT OF N.S.W. - SURF LIFE SAVING ASSOCIATION'S HELICOPTER RESCUE SERVICE. C45, D64

Advising that the views expressed in Council's letter concerning the Surf Life Saving Association's Helicopter Rescue Service have been duly noted by the former Premier, Mr. Unsworth.

Also advising that the letter has been brought to the notice of the Minister for Health, Mr. Anderson and will receive careful consideration.

32. KEVIN ROZZOLI - HELICOPTER RESCUE. C45

Forwarding a letter from Peter Anderson, Minister for Health, regarding future use of helicopter aircraft in medical emergency and inter-hospital transportation of patients.

The letter advised that the matters raised have been noted and the position will be carefully examined.

33. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - DONATION. D64

Expressing appreciation for Council's donation of \$300.00.

34. LOCAL GOVERNMENT & SHIRES ASSOCIATION - GENERAL CIRCULAR 3/1988 C44/2

1. Community Services Review

The Review Report has been completed, considered by appropriate committees of the Associations, and the objectives of the Association's role in community services adopted. Those objectives are:-

1) Advocacy/Lobbying

An effective means of representing the views and interests of Local Government on Community Services issues to the community, State and Commonwealth Governments and the non-government sector.

2) Information

An effective flow of information from the Associations to Councils, between councils regarding their Community Service activities, and from councils to the Associations regarding their needs for support, assistance and advice.

3) Support and Advice

An appropriate level and quality of technical and management advice, consultancy and support for councils in the Community Services area.

4) Policy Development

Better developed Local Government policies on its involvement in Community Services and practical encouragement to councils to undertake vigorous policy development, corporate, strategic and social planning activities.

5) Training

Modern human resources practices implemented by Local Government in the Community Service area.

6) Resources

An appropriate level of resources to implement its role in community Services according to the objectives as stated above.

The Associations are currently in the process of finalising a five-year strategic plan, based on the above objectives, to guide the Association's role in community services from 1988-1992.

The Associations are considering options for a formal launch of the report of the Community Services Review. The full report of the Community Services Review should be circulated to councils in the near future. An Executive summary will be distributed to all elected representatives and senior staff in Local Government.

Companion documents to the Community Services Review include:

1. The Development Officer/Community Workers - Aged Services: Report of a Project Jointly Funded by the Federal Department of Community Services and the State Department of Youth and Community Services under the auspices of the Local Government and Shires Associations of New South Wales.
2. Local Government and Youth Affairs: A report into the Roles and Capacity of Local Government in New South Wales in Meeting the Needs of Young People.

2. Public Swimming Pool Superintendents' Qualifications Committee

A vacancy exists on this Committee, and councils are invited to nominate elected members to form a panel from which the Minister for Local Government will select one appointee.

The Committee is responsible for overseeing courses which lead to the qualification of Swimming Pool Superintendent, and for awarding certificates to qualified persons. It meets three or four times a year in Sydney, for half a day. A meeting fee of \$61 is payable and country members are reimbursed travelling expenses.

Elected members interested in nominating should advise the Associations by 31 March, 1988, with details of any relevant experience or qualifications.

3. 1988 Local Government Management Competition

The Institute of Municipal Management in conjunction with the Local Government Auditors' Association will again be conducting the Local Government Management Competition in 1988.

The competition carries prizes of \$1000, \$400 and \$200 and the topic chosen must relate to aspects of Local Government Management practices and could be chosen from among the following areas.

- * financial reporting
- * accounting system practice and standards
- * management practice
- * corporate planning
- * computerisation and data processing
- * budgeting
- * auditing
- * career and professional development

Entries must be received by the Institute not later than 30 June, 1988.

4. Debarking of Dogs

In General Circular 2/1988, councils were notified of amendments to the Prevention of Cruelty to Animals Act, 1979, and Prevention of Cruelty to Animals (General) Regulation, 1987.

Any queries on the matter should be directed to:

Amanda Large
Manager
Animal Welfare Branch
Department of Local Government

5. Country Living Magazine

Recently, the Associations were approached by Fairfax Magazines P/L with a proposal to help promote the above magazine. An opportunity to promote Local Government was seen and certain mutually beneficial arrangements were made. Councils were notified accordingly, and an article about the magazine has appeared in the Local Government Bulletin.

The Associations now understand that the Fairfax Organisation has sold the magazine. Unfortunately, the Associations were not notified of this decision.

Since the future of the magazine is now in question, all existing arrangements should be regarded as highly doubtful.

6. Annual Reports by Councils

A number of member councils expressed concern regarding the requirement under Section 654A of the Local Government Act to provide an annual report to electors.

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The major problem was the distribution costs, which was exacerbated by the requirement that the report be forwarded to "the electors" as distinct from ratepayers.

When the legislation was initiated the Department indicated that it would be reviewed in the light of experience. The survey information has now been referred to the Department of Local Government with the request that discussions be convened at an early date.

7. Payment of Rates by Commonwealth Trading Enterprises

A number of councils have enquired regarding payment of rates by Telecom and Australia Post.

To assist councils determine which Commonwealth Trading Enterprises in their areas should pay rates, the ALGA has developed a general information paper which is attached to the Circular. The checklist is an important part of determining if rates may be payable.

Where a council has a situation which appears to fall within the guidelines and the CTE refuses to pay rates or make a contribution, the full facts should be referred to the Association for assistance.

35. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - CIRCULAR NO. 4/1988. C44/2

1. Economic Planning and Impact Assessment by Local Government

Item 3 in General Circular 17/87 advised of a survey of councils' use of their land use planning powers as economic development tools. Councils were requested to forward the completed questionnaire.

If the results of the survey, which is part of a wider study funded under the Commonwealth Government's Local Government Development Programme, are to be credible, it is important that more councils complete the questionnaire.

A further copy of the questionnaire is enclosed with this circular.

(S.P. - The original questionnaire was forwarded as requested).

2. Elected Members as "Employees" of Councils - Appeal Against Taxation Ruling No. MT 2035

Many councils, having followed the objection procedure outlined in General Circular 1/1987, have received a letter from the Taxation Office rejecting their objection. They have subsequently forwarded a copy of that letter to the Associations with a request for suggestions as to further action.

The arguments advanced in the letter do nothing to advance resolution of the basic objection to the original ruling, and it appeared that the matter would have to be resolved through the courts.

At their meetings in February the Executives of the two Associations decided that the case to be mounted by Mosman Municipal Council was the

most suitable one to support. The council's solicitors have been advised accordingly, and it is understood that the necessary documents to enable proceedings to be commenced are now in the course of preparation. Councils will be kept informed of progress in the matter through the General Circular.

At this stage, it is suggested that councils should take no further action in respect of the ruling pending the outcome of the test case. Councils which are deducting PAYE instalments from allowances paid to their members should continue to do so, and councils which are not making those deductions should continue their present practice also. The status quo should be maintained until the test case has been finalised.

3. Special Roads Conference

As councils were advised in Special Circular 17/88, the Proceedings of the Special Roads Conference, held 29th February, 1988, are enclosed with this General Circular.

4. Local Government Community Services Staff Salary Subsidy

The NSW Department of Youth and Community Services has recently advised the Associations that the salary subsidy for community services staff in councils was increased to \$7,500 per position in 1987/88.

The Department has advised that it:

"is in the process of completing a review into the relationship between the distribution of community funding by Local Government areas and the employment of subsidised community staff, social needs and the financial capacity of local councils. The review is part of a process of developing a policy on the relationship between the Department ... and Local Government in planning, co-ordination and delivery of community services. As part of this process, the Department will be consulting with the Local Government and Shires Associations."

Although the increase in subsidy is welcomed, the Associations' policy on funding of community services staff is for the subsidy to represent two-thirds of employments costs. The Associations look forward to consultations with the Department on its policy on Local Government and community services.

5. Children's Services Funding

The Associations are continuing to negotiate with the State and Commonwealth Governments regarding capital and recurrent funding agreements and the funding of Children's Services Development Officers. A consultant has been engaged by the Associations to further these negotiations over the next two months.

A further matter which has emerged recently in the area of children's services funding is the stringent application of staff licensing requirements as a basis for the determination of long day care centre budgets by the Department of Community Services and Health. Where centres are staffed above the minimum license requirement (in terms of staff number or qualifications) "the Department will not approve future budgets where fees are affected". Councils are now receiving notice of the

Department's intention to calculate future budgets (ie 1989) on the minimum staff license basis. Councils will be expected to meet additional cost of staff above this level after 31st December, 1988. This matter will also be addressed by the Associations' children's services consultant.

To further the development of Local Government's stance on these children's services funding issues a meeting of the Child Care Consultative Group (the Associations' advisory body on children's services) will be held at the Local Government Centre on 31st March, 1988 from 10.00am to 3.00pm. All councils with an involvement in children's services are invited to send a representative to the meeting.

6. Organisation Manual

Over half the general-purpose councils have purchased a copy of the Organisation Manual. In some cases, multiple copies have been purchased for distribution to elected members.

For councils still unfamiliar with the Manual, it has been produced to complement the Corporate Management Manual and brings together information about the current legal provisions and practices in New South Wales Local Government Councils. The Manual covers, in some detail, the responsibilities and roles of elected members and staff, the development of internal organisation structures, and the functions of committees. It also includes segments in a very understandable format on council meetings and public relations.

7. Staff Training - Training Development Unit

8. Asset Management Seminar

Councils have been advised by the Department of Water Resources of a Seminar on Asset and Infrastructure Management, to be held on 19 and 20 April, 1988, at the Shore Inn, Pacific Highway, Artarmon.

The Seminar will enable councils to address the financial, technical and administrative aspects of asset management in a unified and consistent manner, and will be supported by appropriate trade displays.

9. Vacancy on Local Government Health Surveyors' Qualifications Committee

Advice has been received of a vacancy on the above Committee following the retirement from Local Government of Mr Frank McGuren OAM. A panel of three names has been requested so that the Minister may make a selection based on the demographic and geographic diversity of councils.

The role of the Committee is to consider applications for and issue certificates to qualified people wishing to be Health Surveyors; and make recommendations to the Minister on standards and courses.

Meetings are held in Sydney, around four times per year. An allowance for reimbursement of expenses is payable.

Elected members who may have relevant qualifications and interests are invited to advise the Associations by no later than 15th April, 1988.

10. Payment of Overdue Rates on Land Formerly Owned by the NSW Aboriginal Land Trust

Councils have been previously advised of the Associations' representations to the State Government regarding overdue rates on land previously owned by the NSW Aboriginal Land Trust. At the recent meeting of the NSW Country Mayors' Association, the NSW Minister for Local Government, the Hon Janice Crosio MP, announced that the NSW Government has accepted the recommendations of an Interdepartmental Committee that considered this issue.

The recommendations include:

1. That "the Government pay to Shire Councils (sic) the outstanding rates accrued during the period 1 January, 1980, to 7th April, 1983.
2. That "the Government make an ex gratia payment to Shire Councils for rates outstanding during the period when the land was vested in the Minister".
3. "And, for the period of time when the land was vested in various Aboriginal Land Councils, that these Land Councils be held liable, and the Minister for Aboriginal Affairs seek the support of the NSW Aboriginal Land Council to ensure funds are made available in the appropriate manner". This period is up to 1st January 1985, prior to the guarantee of rates overdue 12 months or more which, under amendments last year to the NSW Aboriginal Land Rights Act, become the responsibility of the NSW Aboriginal Land Council.

The NSW Treasury has allocated \$185,000 in supplementary funds to cover the outstanding rate debts in categories 1 and 2 above. The Associations understand that the NSW Aboriginal Land Council will shortly consider the request from the Minister for Aboriginal Affairs to make funds available to cover the third category.

The Associations understand that councils will be contacted by the NSW Ministry of Aboriginal Affairs to provide appropriate documentation of overdue rates.

11. Amendments to Ordinances

The attention of councils is drawn to the following amendments which appeared in Government Gazette No. 49 of 4th March, 1988, and have been proclaimed to commence on 1st April, 1988:

1. Ordinance 23:

The present Ordinance is repealed in its entirety and a new Ordinance substituted. A savings clause in respect of matters commenced under the former Ordinance is included, which enables such matters to be continued as though they had been commenced under the new Ordinance.

- a. The new Ordinance specifically provides that any matter in relation to which a council is required by the Ordinance to exercise its functions by resolution is prescribed for the purposes of Section 530A(2)(g) of the Local Government Act, ie, it cannot be delegated;

- b. The provisions of the old clause 3 (Making of contracts) are substantially carried over into the new Ordinance in clause 7;
- c. The new Ordinance substantially alters the requirements for tendering. It will require councils to call tenders before entering into any contract for the execution of any work or the performance of any service directed or authorised by or under any Act to be done or performed by the council, for furnishing materials to the council, or for the disposition of any property of the council, except for:
 - i. contracts between the council and the Crown or another council;
 - ii. contracts for the purchase or sale of land;
 - iii. contracts for purchase or sale by the council at public auction;
 - iv. contracts for the taking by the council of a supply of gas, LPG or electricity in bulk;
 - v. contracts for goods or services made through the State Contracts Control Board;
 - vi. contracts for the engagement of professional services if those contracts are for services to be performed by a professional person; the services to be performed require specific talents, abilities, qualifications or expertise; and there exists in respect of the services generally provided by the profession a scale of charges fixed by law or determined, adopted, recommended or suggested by a recognised body formed to regulate the conduct of a profession;
 - vii. contracts of personal service which establish a relationship in the nature of master and servant between the council and the contractor;
 - viii. contracts made in cases of emergency, if the Mayor, President or Chairman makes a written report of the council's action detailing the facts and circumstances, which is tabled at the next ordinary meeting or a special meeting called to consider the report, whichever occurs first;
 - ix. contracts for amounts of less than \$50,000; and
 - x. contracts resulting from negotiations pursuant to clause 16(3)(c) of the Ordinance (see below) (Clause 8);
- d. The new ordinances gives councils the option of either inviting tenders for a contract (Clause 9) or inviting applications from persons interested in tendering for the execution of work, furnishing of materials, performance of services or acquisition of council property (Clause 10), in which case the council shall consider all applications and may invite from all of them, or any

of them considered to be capable of undertaking what council requires, tenders for the undertaking, or may decline to invite tenders from any of them;

- e. In the normal course of events the time required to be specified for submitting tenders under Clause 9 or applications under Clause 10 shall be not less than 21 days, but a council may resolve to reduce this period to not less than 7 days if it considers that circumstances require a shorter period (Clause 11), or specify a longer period if, having specified a date and time, it becomes aware that the period so specified will not be adequate to enable meaningful tenders to be submitted, in which event it shall attempt to advise every person to whom tender documents have been issued (Clause 12);
 - f. The new Ordinance specifies a procedure for the receipt and opening of tenders (Clause 13);
 - g. The new Ordinance specifies a procedure for the consideration of tenders (Clause 14), which specifically deals with tenders not received on time and tenders submitted by telegram, telex, facsimile or other similar means;
 - h. Councils will be enabled under the new Ordinance to seek further particulars, explanations or clarification of a tender, and may allow tenderers to correct errors, omissions or anomalies in a tender prior to acceptance (Clause 15);
 - i. A procedure is specified for acceptance of tenders, including the power in cases where no tender is accepted or received to negotiate with any person with a view to entering into a contract (Clause 16);
 - j. A council is required to notify all unsuccessful tenderers of the name of the successful tenderer and, if applicable, the contract amount (Clause 17);
 - k. A Council is empowered to make arrangements with another council to invite, receive and open tenders on its behalf (Clause 18);
 - l. The rates of preference under Section 517A are specified (Clause 19); and
 - m. The confidentiality of information contained in tenders is confirmed, and a penalty provided for unauthorised disclosure (Clause 20).
2. Ordinance 26:

Clause 13 has been repealed and replaced with a new clause which specifies in greater detail the matters required to be included in the Contracts Register.

12. Rural House Numbering

The following information may be of assistance to rural councils in overcoming the problem of property identification.

In November 1985 Lismore City Council converted its files to a property based system. This necessitated giving all rural properties an address with a house number. The two criteria for this rural number were:

1. to allow enough numbers for the future subdivisions; and
2. to be able to use the number as a measure of distance somehow to locate the property.

Giving details of the numbering system which was adopted.

13. Workshop: Vandalism and Public Authorities

The State Rail Authority has advised the Associations of a Workshop on "Vandalism and Public Authorities", to be held on Friday, 13th May, 1988. Councils with an interest in vandalism prevention are invited to attend this Workshop.

14. Control of Cats

Following the request of a member council, a survey was conducted in GC 13/1987 on control of cats.

In view of the response rate of 66% of councils not favouring implementation of legislation to control feral cats in rural areas or uncontrolled domestic cats in urban areas, the Executives have resolved to take no further action.

15. Local Government Land Tenure in Australasia

In the course of its attempts to regularise the system of municipal land tenure in the Northern Territory, based on the premise that the land required to carry out the functions of each respective sphere, the Northern Territory Local Government Association conducted a survey of municipal land tenure practices throughout Australasia.

The survey having been completed, the findings in matrix form have been provided to the Associations, and a copy is attached to the Circular for information.

16. Local Traffic Committees: Rights of Appeal

the Secretary of the Traffic Authority has advised that only representatives of the Department of Main Roads and the Police on local traffic committees have a right of appeal against a council's decision.

17. State Pollution Control Commission

Advice has been received of the appointment of Ald Max Hanrahan (Bathurst) to fill the vacancy in the position of Local Government representative on the State Pollution Control Commission.

18. The Australian Local Government Women's Association

At its 1986 Annual Conference the Local Government Association resolved:

"That the Local Government Association not recognise the Local Government Women's Association".

Shire Clerk/General Manager's Report

Ord. 12/4/88

In response to queries from councils, it is pointed out that it is the combined effect of Section 28(1)(h) of the Local Government Act and Ordinance 3 Clause 5 that councils are permitted to pay reasonable allowances towards the necessary travelling and subsistence expenses of elected members attending the Annual Conference of the NSW Branch of the Local Government Women's Association.

36. HAWKESBURY COMMUNITY INFORMATION AND SERVICE CENTRE. L50/7

The Co-ordinator advises that the organisation has received a grant of \$41,136 under the Home and Community Care Program for development of a Community Transport Programme. This is made up of a recurrent grant for the employment of a co-ordinator and operating costs; as well as an establishment grant.

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

QUESTIONS WITH NOTICE

ORDINARY MEETING - 12TH APRIL, 1988

By Councillor R.C.Bazeley :

1. Is Council being sued by "The Islands" Neighbourhood Committee in relation to "The Islands" development?

If Yes, what are the grounds of the action?

If No, has any notice been given that an action may proceed?

2. If Yes in (1), is Council being briefed on an ongoing basis?

3. Has a legal opinion been sought on Council's behalf?

4. Is Council aware that the former Minister for Planning and Environment, Mr. Bob Carr, had asked, subsequent to the approval in principle to amend the LEP to permit the residential subdivision, for a further report from the D.E.P. in relation to environmental aspects of the development?

5. Has Council been asked for any input to that report?

6. Has the Shire Clerk been informed by the D.E.P. of the results/ recommendations of that report?

If Yes, will the amendment to the LEP be now gazetted?

If No, what does the Shire Clerk understand is the present position regarding gazettal of the amended LEP?

7. Has Council requested bushfire prevention/mitigation work to be carried out at The Islands subsequent to development consent for the tourist facility being given (approved Ordinary Meeting 8/9/87)?

If Yes, what was the nature of the request?

If Yes, has this work been carried out to Council's satisfaction?

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