

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 9 AUG 1988

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 12th July, 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.

Pastor Marilyn Nikoloff, representing the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 302 RESOLVED on the motion of Councillor Bazeley seconded by Councillor Stubbs that the Minutes of the Ordinary Meeting of Council held on 14th June, 1988 having been circulated amongst the members of Council be confirmed.
- 303 RESOLVED on the motion of Councillor Bazeley seconded by Councillor Rotherham that the Minutes of the Special Meeting of Council held on 29th June, 1988 having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTES.

1. COMPLAINT AGAINST A MEMBER OF STAFF. C51/55 [70.280]

- 304 RESOLVED on the motion of Councillor Horrex seconded by Councillor Denne that Stimulus be advised that Council staff, including Mr. John Atkinson, did not act improperly in this matter but only in the interests of Council and its responsibilities in terms of its public liability and the users of the Hall. Further that if and when Stimulus are up and functioning, consideration be given to the installation of the playground equipment.

Councillor Michael sought advice on how much Council has contributed to the Stimulus project by way of land, building, or staff work or any other matters.

The Shire President advised that a report would be brought forward in this regard.

2. JULY FLOODS. F86 S206 [70.281]

Item 21 of the Shire Clerk/General Manager's Supplementary Report in the Finance and Administration Section concerning preliminary report by the SES Controller, was dealt with at this stage.

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Shire Clerk/General Manager

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- 305 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stubbs that Council write and convey its sincere thanks to the State Emergency Service volunteers and congratulate them on their training and professionalism in management of the emergency operations during the recent flooding. Further, that representations be made to the State and Federal Governments regarding the need for improved information and warning systems of flooding and that the Council's representations for improved flood free access be again known to the State Government.

3. SISTER CITY RELATIONSHIP - VISIT TO TAMBA, JAPAN. C50/10/e.
[70.282]

- 306 RESOLVED on the motion of Councillor Horrex seconded by Councillor Gibson that the report be received.

Councillor Rotherham asked if an estimate of the total cost of the visit to Japan was available.

The President advised that a report would be submitted on the cost involved.

4. THE DRIFTWAY. 665-2018. [70.283]

- 307 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stubbs that the action taken be endorsed.

NOTICES OF MOTIONS

By Councillor R.C.Bazeley :

1. Moved by Councillor Bazeley seconded by Councillor Gibson that Council agree in principle that tourist enterprises in the Shire should be self-supporting and self-regulating; and further that
 - i. a tourist differential rate for the promotion and development of tourism in the Hawkesbury Shire be considered for 1989;
 - ii. Tourism Hawkesbury and the Shire Clerk report on how such a rate may further tourism in the Shire; who may be rated and what procedures need to be put in place by both Tourism Hawkesbury and the Council.

The motion was lost.

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2. Moved by Councillor Bazeley seconded by Councillor Gibson that Council support the concept of a per capita community charge to more adequately and equitably fund local government in New South Wales and further that Council support such a proposal at the 1988 Local Government Association's Conference.

The motion was lost.

3. Moved by Councillor Bazeley seconded by Councillor Sheather that Council censure the Water Board for again unnecessarily contributing to the flooding in the Nepean/Hawkesbury Valley in the early July 1988 floods and further that Council make representations to the responsible Minister to again have flood mitigation policies in place for the management of the Board's dams supplying water to the Sydney Metropolitan Area.

The motion was lost.

GENERAL PURPOSE COMMITTEE MEETING - 28TH JUNE, 1988.

SECTION 1 - WORKS

ITEM 8 - STORMWATER DRAINAGE - ARNDELL AND NORTH STREETS, WINDSOR.
[70.284]

Moved by Councillor Sheather seconded by Councillor Sledge that Council adopt Proposal "A".

An amendment was moved by Councillor Rotherham seconded by Councillor Mackay :

That Council adopt Proposal "D" as the basis for improvement to the stormwater drainage through 25-39 North Street, Windsor.

That action be commenced to obtain the view of the owners 17-23 North Street to this proposal and provision of easements through the properties affected.

That topsoil 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.

Councillor Books foreshadowed a further amendment.

The amendment was carried and became the motion.

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- 308 AN AMENDMENT WAS moved by Councillor Books seconded by Councillor Bazeley that the Engineer report on the cost of lowering the present pipe in North Street to Palmer Street and making a dish drain along Palmer Street to Pitt Street.

The amendment was carried.

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

ITEM 9 - MARITIME SERVICES BOARD - HAWKESBURY RIVER ABOVE SOUTH CREEK. 625-205, H100 [70.285]

- 309 RESOLVED on the motion of Councillor Sheather seconded by Councillor Sledge that the Maritime Services Board be advised that Council strongly opposes the relocation of the 8 knot limit and requests that it be retained at the corner of South Creek. Also the Board be requested to provide additional patrol staff to monitor activities along the Hawkesbury River, particularly in the vicinity of the Windsor area, and that action be taken by the Board to replace the signs denoting the speed limit, which were lost in the recent flood, and that consideration be given to the provision of additional signs indicating the speed limit at this location. Further that Council re-erect the "No Swimming" signs in Governor Phillip Park and place additional "No Skiing" signs there as well.

SECTION 2 - DEVELOPMENT

ITEM 1 - C.COOLEY - USE OF PART OF EXISTING DWELLING FOR PHYSIOTHERAPY PRACTICE - LOT 3, DP 222264 KURMOND ROAD, FREEMANS REACH. DA 259/88 [70.286]

ITEM 2 - SHIRE CLERK/GENERAL MANAGER'S REPORT - PLANNING - PROPOSED PHYSIOTHERAPY PRACTICE IN EXISTING DWELLING - LOT 3 DP 222264 KURMOND ROAD, FREEMANS REACH. DA 259/88

- 310 RESOLVED on the motion of Councillor Gibson seconded by Councillor Mackay that the application be approved subject to the following conditions :
- 1-4 Standard conditions (DAs) 1, 18, 25 and 33 (The landscaping to provide a physical barrier between visitors parking, accessways and the surrounding landscaped areas).
 5. Use of the premises as a physiotherapy practice is not to include the practice of hydrotherapy unless and until arrangements satisfactory to the Shire Health Surveyor have been made for the disposal of all wastes emanating from the property.
 6. Hours of operation to be limited to between 4.00 p.m. and 6.00 p.m. daily.

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ITEM 3 - F. GALEA - ALTERATIONS AND EXTENSION TO EXISTING BUILDING TO CREATE SIX FACTORY UNITS IN ACCORDANCE WITH THE AMENDED PLAN DATED JUNE 1988 - LOT 1, DP 742390 CHARLES STREET, NORTH RICHMOND DA 264/88 [70.287]

ITEM 1 - SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT - PLANNING - PROPOSED FACTORY UNITS, CORNER OF WILLIAM AND CHARLES STREET, NORTH RICHMOND. DA 264/88

- 311 RESOLVED on the motion of Councillor Michael seconded by Councillor Gibson that the decision on Development Application number DA 264/88 be deferred for consideration at Council's General Purpose Committee Meeting of 27th September, 1988.

ITEM 12 - LOT 5, DP 262467 OFF MOUNTAIN LAGOON ROAD, MOUNTAIN LAGOON - APPLICATION BY MR.L.BUCKETT FOR SUBDIVISION BY VIRTUE OF "ROAD" SEVERANCE. 3338-63(c) DA 242/84 DA 12/86 [70.288]

- 312 MOVED by Councillor Rotherham seconded by Councillor Sheather that Council support the preparation of a local environmental plan to allow subdivision of Lot 5, DP 262467 off Mountain Lagoon Road, Mountain Lagoon, into two lots by virtue of the traversing of a Crown reserve road, and its significant use, particularly in relation to access to Wollemi National Park. Further that upon dedication of the road, support of the subdivision be conditional upon the applicant constructing the road to the satisfaction of the Shire Engineer.

An amendment was moved by Councillor Bazeley seconded by Councillor Gibson that Council support Mr. Buckett's application to the National Parks and Wildlife Service to formalise road access through Lot 5, D.P. 262467 off Mountain Lagoon Road, Mountain Lagoon and that the National Parks & Wildlife Service be requested to dedicate the road to Council following its construction, by the Service, to Council's standard.

The amendment was lost.

The motion was then put and carried.

ITEM 16 - WINDSOR TOWN CENTRE - TRAFFIC SURVEY. P160-36 [70.289]

Moved by Councillor Sledge seconded by Councillor Stubbs that the findings of the Windsor Town Centre Traffic Survey be implemented putting priority on more parking rather than changing road closures. The options to provide increased parking be reported as soon as possible.

- 313 AN AMENDMENT was moved by Councillor Gibson seconded by Councillor Bazeley that the Windsor Town Centre traffic study be received and:

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1. That Council re-open The Terrace, Windsor at the present point of closure at New Street without restriction.
2. That Council inform the Traffic Authority of New South Wales of its intentions and all the necessary documents/reports be forwarded to that Authority.
3. That Council consider an Environmental Impact Statement is not warranted because the impact is minimal.
4. Implementation of the necessary procedures as set out on Page 35 of the report by the Shire Planner to the General Purpose Committee Meeting of 28th June, 1988.

The amendment was carried.

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

Councillor Rotherham asked that his name be recorded as being against the resolution.

SECTION 3 - FINANCE

ITEM 2 - HAWKESBURY LEGACY - WAR WIDOW COUNCIL RATES. S186/3 [70.290]

Moved by Councillor Rotherham seconded by Councillor Michael that War Widows that do not already receive a pensioner rate rebate be given one.

- 314 AN AMENDMENT was moved by Councillor Gibson seconded by Councillor Bazeley that consideration of this item be deferred pending a further report.

The amendment was carried.

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

ITEM 3 - CAR PARKING AREA - BAKER STREET, WINDSOR. 1478-11w [70.291]

- 315 RESOLVED on the motion of Councillor Sheather seconded by Councillor Books that Council refuse the offer.

Further that a report be prepared on parking requirements for Windsor generally including the possibility of tier parking.

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ITEM 6 - MACQUARIE TOWNS COMMUNITY RADIO. S20/3

Councillors Horrex and Benson declared an interest in this matter.

- 316 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the Report of the General Purpose Committee Meeting held on 28th June, 1988 as recorded on Pages 1 to 21 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 1 - Works

Item 8 - Stormwater Drainage - Arndell and North Streets, Windsor. [70.284]

Item 9 - Maritime Services Board - Hawkesbury River Above South Creek. 625-205, H100 [70.285]

Section 2 - Development

Item 1 - C.Cooley - Use of Part of Existing Dwelling for Physiotherapy Practice - Lot 3, DP 222264 Kurmond Road, Freemans Reach. DA 259/88 [70.286]

Item 3 - F. Galea - Alterations & Extensions to Existing Building to create Six Factory Units in accordance with the Amended Plan Dated June 1988 - Lot 1, DP 742390 Charles Street, North Richmond. [70.287]

Item 12 - Lot 5, DP 262467 Off Mountain Lagoon Road, Mountain Lagoon - Application by Mr.L.Buckett for Subdivision by Virtue of "Road" Severance. 3338-63(c) DA 242/84 DA 12/86 [70.288]

Section 3 - Finance

Item 2 - Hawkesbury Legacy - War Widow Council Rates S186/3 [70.290]

Item 3 - Car Parking Area - Baker Street, Windsor. 1478-11w [70.291]

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which have already been considered by Council - Minutes Nos. 308, 309, 310, 311, 312, 314 and 315.

RATING REVIEW COMMITTEE MEETING - 22ND JUNE, 1988.

- 317 RESOLVED on the motion of Councillor Bazeley seconded by Councillor Gibson that the Report of the Rating Review Committee Meeting held on 22nd June, 1988 as recorded on Pages 1 and 2 of the Minutes of the Rating Review Committee Meeting, be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

FINANCE AND ADMINISTRATION

1. PERMISSIVE OCCUPANCY - ARGYLE REACH, HAWKESBURY RIVER, WINDSOR. C55/1 [70.292]

- 318 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Bazeley that the Permissive Occupancy offer from the Lands Office to extend Permissive Occupancy 1986/6 Windsor to cover the whole of Argyle Reach, Hawkesbury River, Windsor, be accepted for exploratory studies and all documents be executed under Seal of Council.

2. SECOND TIER INCREASE. C44/2 S205/26 [70.293]

- 319 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the information regarding the Second Tier Increase be received and that Council not require staff to take long service leave within five (5) years and keep this matter under review from time to time.

3. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/15 [70.294]

- 320 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Mackay that the report on the Certificate as to the State of Accounts Work to 30th June, 1988, be received.

4. DOORKNOCK APPEALS, 1989. A7 [70.295]

- 321 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the following approvals be granted for Doorknock Appeals to be conducted during 1989 :

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Australian Red Cross Society - Red Cross Calling	15th/21st April
St. John Ambulance Brigade	14th/21st May
The Salvation Army Red Shield Appeal	28th May
Australian Freedom From Hunger Campaign	10th September

5. REPORTS, MINUTES, ETC. OF OTHER COMMITTEES AND ORGANISATIONS.
C50/3 [70.296]

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

Item 9 - Management Executive Committee Meeting - 15th June, 1988

The Shire Clerk was asked to submit a detailed report on programme budgeting and zero base budgeting.

6. AUSTRALIANA PIONEER VILLAGE. C51/54 [70.297]

- 323 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the report on the operations of Australiana Pioneer Village for the month of June, 1988, be received.

7. PROPOSED ESTABLISHMENT OF JUNIOR COUNCIL. C50 [70.298]

- 324 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Gibson that the information be received and that Council not establish a Junior Council.

8. EXAMINATION OF THE DELIVERY OF HEALTH SERVICES IN THE WESTERN SYDNEY REGION. H103 [70.299]

- 325 RESOLVED on the motion of Councillor Sledge seconded by Councillor Stubbs that Council organise a meeting with the Task Force and relevant community representatives.

9. COMMUNITY SERVICES REPORT. C45 [70.300]

- 326 RESOLVED on the motion of Councillor Mackay seconded by Councillor Michael that the Community Services Report be received.

10. COMMUNITY AND CULTURAL CENTRE - JUNE BOOKINGS. C51/3 [70.301]

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- 327 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the Report on June, 1988, bookings at the Community and Cultural Centre be received.

11. LEASE OF SHOP 8 - WILBERFORCE SHOPPING CENTRE. C51/8/H
[70.302]

- 328 RESOLVED on the motion of Councillor Gibson seconded by Councillor Rotherham that :

1. Approval be given to lease Shop 8 within the Wilberforce Shopping Centre to Mrs B.R. Micallef for a period of three years with an option to renew the lease for a further three years at a commencing level of \$180.00 per week.
2. The necessary documents be completed under the Common Seal of the Council.

12. EASEMENT FOR EFFLUENT DISCHARGE PIPELINE, SOUTH WINDSOR.
P160/46 [70.303]

- 329 RESOLVED on the motion of Councillor Mackay seconded by Councillor Gibson that:

1. Council proceed to acquire an easement 3 metres wide over property Lot 1 DP 58769 Fairey Road, South Windsor, and compensation of \$200 be paid to the Riverstone Meat Company with Council to meet all survey and reasonable legal costs.
2. All necessary documents be completed under the Seal of Council.

13. STAFF MATTERS. S1/8P [70.304]

- 330 RESOLVED on the motion of Councillor Michael seconded by Councillor Sledge that the resignations of Mr G. Ponton and Mrs. Lyn Henbery be accepted and references be issued under the Common Seal of Council.

14. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF
COUNCIL. C51/13/B [70.305]

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

Lease	 Tenant - Department of Agriculture. Fitzgerald Street, Windsor Term - 3 years (commencing on 1/1/88) Annual Rental - \$2,822 (subject to review on 1/1/1990)
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- Lease Tenant - Department of Corrective Services
2A Fitzgerald Street, Windsor
Term - two years option for renewal
Rental - \$7,280 per annum
- Deed of Surrender Tenant - Bernard Francis Boyle
Land comprised Conveyance No. 139
Book 1818 known as Mulgrave
treatment works site.
Surrender of property as at 29/4/88.

15. RURAL RATE APPEAL - KRAUS. 3690-4w, 3559W [70.306]

- 332 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Mackay that the report concerning rural rate appeals by Dr. P.A. and Mrs. H.E. Kraus be received.

16. RURAL RATE APPEAL - PORTION 86, PARISH COLO. 5320-003C [70.307]

- 333 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Gibson that the report on the rural rating appeal for Portion 86 Parish Colo be received.

17. REPORTS REQUESTED BY COUNCILLORS [70.308]

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

18. LOCAL GOVERNMENT ASSOCIATION CONFERENCE - BROKEN HILL - OCTOBER, 1988. C48/1 [70.309/311]

- 335 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that delegates at the Conference be determined at this meeting and that Council support Councillor Horrex's nomination for re-election as a Country Member of the Executive.

- 336 RESOLVED on the motion of Councillor Gibson seconded by Councillor Mackay that the following motion be submitted to the Local Government Association Conference for consideration :

"That the State Government be requested to review allowances for elected members on the basis of real term reimbursement for the time and cost involved in being an elected member."

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Nominations for delegates were invited with nominations being received for Councillors Bazeley, Gibson, Michael, Sledge, Denne and Sheather. Councillors Gibson and Sheather declined nomination. As Council is only entitled to three voting delegates, and there being four nominations received, it was necessary for a ballot to be held.

- 337 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Benson that voting be carried out by Ordinary Ballot and by show of hands.

Voting resulted as follows :

Councillor Bazeley	...	3
Councillor Denne	...	8
Councillor Michael	...	10
Councillor Sledge	...	7

with Councillors Michael, Denne and Sledge being elected Council's delegates at the Annual Conference.

19. HAWKESBURY MUSEUM - THOMPSON SQUARE, WINDSOR. C51/18 [70.312]

Councillors Stubbs and Books declared an interest in this matter.

- 338 RESOLVED on the motion of Councillor Michael seconded by Councillor Sledge that the plan for the addition to the rear of the Hawkesbury Museum be adopted and a formal application made to the Heritage Council for approval to undertake the works. Any remaining funds from Thompson Square works be allocated to the project, with the remainder to be voted from the Capital Works Programme.

20. ROAD PRIORITY WORKS. R190 [70.313]

- 339 RESOLVED on the motion of Councillor Mackay seconded by Councillor Sheather that the report on Road Priorities be received.

21. PRELIMINARY REPORT BY SES CONTROLLER. S206

See Minute No. 305.

ENGINEERING

1. ROADS RECONSTRUCTION PROGRAM. R190/37 [70.314]

- 340 RESOLVED on the motion of Councillor Gibson seconded by Councillor Denne that the report on sealing of Godalla Road and Browns Road be received with funds allocated to the roads as follows:

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Godalla Road	\$ 38,660 (Thirty eight thousand six hundred and sixty)
Browns Road, Kurrajong	\$116,340 (One hundred and sixteen thousand three hundred and forty)

2. LOCAL ROADS PROGRAM 1987/88. R190/35 [70.315]

- 341 RESOLVED on the motion of Councillor Mackay seconded by Councillor Gibson that the allocation of \$145,300 (one hundred and forty five thousand and three hundred dollars) for Wheelbarrow Ridge Road Reconstruction and sealing be reallocated to provide a dust free surface commencing from Singleton Road.

3. LOCAL ROADS PROGRAM 1988/89. R190/35 [70.316]

- 342 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sledge that :

1. An application be submitted to the Department of Main Roads for a special allocation towards the reconstruction of Boundary Road and that the support of Baulkham Hills Shire Council to this action be requested.

2. That the following program be submitted as Council's proposed local roads program 1988/89;

a. Reseals -

Kurmond Road -

00-1.35km from Bells Line of Road)

1.55-1.72km from Bells Line of Road)

3.30-4.35km from Bells Line of Road) 29,300
(twenty nine thousand three hundred)

Scheyville Road -

1.10-2.10km from Pitt Town-Dural Road 10,700
(ten thousand seven hundred)

Total 40,000
(forty thousand)

b. Gorricks Lane - North end 100,000
(one hundred thousand)

c. Mileham Street, Windsor 100,000
(one hundred thousand)

d. Kurmond Road 185,000
(one hundred and eighty five thousand)

Total \$425,000
(four hundred and twenty five thousand)

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4. PUBLIC WORKS [70.317]

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

5. BLIGH PARK ESTATE - DEVELOPMENT PROGRAMME. P160/46/A [70.318]

- 344 RESOLVED on the motion of Councillor Gibson seconded by Councillor Stubbs that the report in respect of Bligh Park Estate be received.

HEALTH AND BUILDING1. BUILDING APPLICATIONS. B27 [70.319]

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

2. ASSESSMENT ON CHEMICALS AND INDUSTRIAL HAZARD ISSUES IN WESTERN SYDNEY. W275 [70.320]

- 346 RESOLVED on the motion of Councillor Gibson seconded by Councillor Benson that WSROC be advised that Council considers the assessment which has been carried out appropriately addresses the serious issues involved. Council looks forward to the outcome of the proposed working party's deliberations which it is trusted will lead to early implementation of appropriate and practicable procedures on a uniform basis in this important matter.

PLANNING1. PROPOSED FACTORY UNITS, CORNER OF WILLIAM AND CHARLES STREET, NORTH RICHMOND. DA 264/88

See Minute No. 311.

2. PROPOSED PHYSIOTHERAPY PRACTICE IN EXISTING DWELLING - LOT 3 DP 222264 KURMOND ROAD, FREEMANS REACH. DA 259/88

See Minute No. 310.

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3. ROSE COTTAGE, WILBERFORCE. H105/15 [70.321]

- 347 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the information concerning the inapplicability of proceeding, at this stage, with the calling for monetary donations and the compilation of a management plan for Rose Cottage be received.

4. DEVELOPMENT OF STRATEGY PLAN - WISEMANS FERRY AREA. P160 [70.322]

- 348 RESOLVED on the motion of Councillor Michael seconded by Councillor Sheather that the Councils of Baulkham Hills, Gosford and Hornsby be advised that Council sees the need for a broad strategy plan to address the development and conservation issues of the Wisemans Ferry area, setting up objectives and policies and further considers that a meeting of the Chief Planners of the Councils involved should occur, with a further report to the Councils for consideration.

5. COMMERCIAL PREMISES - 309 GEORGE STREET, WINDSOR. DA 246/88 [70.323]

- 349 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the developers of 309 George Street, Windsor for an office building, be advised that Council will supply the pipes for upgrading and relocation of the stormwater drain through the land at an estimated cost of \$4,100 (four thousand, one hundred) on the basis that the developers undertake the installation and agree to the establishment of a drainage easement across the land in Council's favour.

6. EXISTING SAND STONE QUARRY OPERATED BY READYMIX, EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. 68A/297/76 [70.324]

- 350 RESOLVED on the motion of Councillor Michael seconded by Councillor Rotherham that the information from the Readymix Group and their indication that they intend to continue road levy payments but not provide road works "up front" be received.

CORRESPONDENCE SUBMITTED FOR INFORMATION [70.325]

1. MR PETER COLLINS, MP, MINISTER FOR THE ARTS - SPECIAL GRANTS FOR LIBRARY SERVICES, 1987/88. G95/11
2. L. G. MACDONALD & CO. - 1987 ANNUAL REPORT. A8/1

The Shire Clerk/General Manager tabled the report.

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.....
Shire Clerk/General Manager

.....
President

3. EAST KURRAJONG PARENTS' & CITIZENS' ASSOCIATION - APPRECIATION. D64, S196/13
4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - 1987 ACCOUNTS - TREASURER'S REPORT. C44/2
5. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 8/1988. C44/2
6. MR K ROZZOLI, MP - CLAIMS MADE FOR ASSISTANCE TO RESTORE FLOOD DAMAGE. F84/13
7. MINISTER FOR TRANSPORT - MEDIA RELEASE - NEW BUS IMPROVEMENT FOR SYDNEY'S WESTERN SUBURBS. B26
8. AUSTRALIAN POLITICAL EXCHANGE COMMITTEE - APPRECIATION. C50/17
9. SHIRES ASSOCIATION OF NSW - MEDIA RELEASE - CONSTITUTIONAL RECOGNITION THE NUMBER ONE ISSUE. P182, L128
10. COLO HIGH SCHOOL PARENTS AND CITIZENS ASSOCIATION - BIKE PATH - BELLS LINE OF ROAD, REDBANK CREEK. P160/32

Councillor Rotherham asked if a report could be submitted on this matter, in particular the possibility of providing bicycle access across Redbank Creek.

11. DEPARTMENT OF LOCAL GOVERNMENT - SULLAGE PUMPOUT CHARGES. S195
12. BICENTENNIAL ACCESS AUSTRALIA AWARDS. A9, C40/13
13. MRS P WEABER, TEACHER, OUR LADY OF DOLOURS, PRIMARY SCHOOL - AUSTRALIANA PIONEER VILLAGE. C51/54
14. MINISTER FOR HEALTH - REDEVELOPMENT OF HAWKESBURY DISTRICT HOSPITAL. H106
15. HON KEVIN ROZZOLI, MP - GRANT FOR RESTORATION OF ROSE COTTAGE, WILBERFORCE. C51/54

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

QUESTIONS WITH NOTICE

By Councillor R.C.Bazeley

The answers to the Questions with Notice were provided in the Business Paper.

QUESTIONS WITHOUT NOTICE [70.326]

Councillor Rotherham enquired about an increase in the kerbing and guttering at Richmond continuing past the High School past Long Street in front of the Jordan's and Rose' residents.

The Shire Engineer advised that Castlereagh Road between Hereford Street and Inalls Lane has been approved by Council as its No. 1 priority with Main Roads' works.

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The Shire Engineer stated that he is not aware of any arrangements but undertook to take the matter up with Telecom.

The Shire Engineer undertook to investigate the matter.

The Shire Engineer advised that a lot of planning has been done, some preliminary work has been commenced on the project and it was hoped that the work would be substantially completed by the end of the year.

Councillor Bazeley stated that he understood that Mrs. Robyn Vermeulen wrote to Council in the middle of March alleging a violation of Clause 15 of the development of The Islands and asked if the Shire Clerk or any other member of the staff replied as to whether that violation did or did not occur.

Councillor Bazeley stated that some 8 months after development consent for The Islands was given, that correspondence is still being awaited from the National Parks & Wildlife Service as to what their requirements area. He asked if there is anything that can be done to resolve what the National Parks & Wildlife Service require in order that the these may be carried out.

The Shire Planner stated that he understood that the dedication had been drawn up by the Minister many months ago and whilst the actual land has not been given to the National Parks & Wildlife Service, this has been held up because of the Court case. He stated that all the legalities have been complied with and at this stage there is nothing further required from Council.

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Shire Clerk/General Manager	President
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Shire Clerk/General Manager	President
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facilities - also to upgrade the grandstand area. Within that report to include recommendations as to what should be done and the priorities recommended as it is in a fairly bad state.

Councillor Michael referred to the document produced by Councillor Bazeley titled the "Hawkesbury Local Scene 1988 No.1" dated 4th May, 1988 and asked if a report could be submitted on the various items contained in the document because he believed that the information is extremely misleading and detrimental to this Council. He tabled the report to the President.

The President said he would report on the matter.

Councillor Books asked if the Engineer could bring forward a report on the flood mitigation of Rickabys Creek from Windsor Road to the river for desnagging to be implemented in a flood mitigation scheme.

Councillor Books referred to the showers in McQuade Park pavilion. He stated that 150 footballers use the park of a weekend and only 2 showers are working.

Councillor Benson stated that there is a hole in the road in Hagertys Lane in Pitt Town.

Councillor Benson stated that some time ago Council obtained a video of the Shire and it was agreed that the Councillors would get a copy of the video.

Councillor Gibson asked if the Senior Staff could follow up the question of the feasibility of the State Government subsidising sillage removal costs for low income families in the Hawkesbury Shire. Also if Senior Staff could follow up the subsidisation granted to the residents of the Blue Mountains area.

Councillor Gibson asked if a date had been determined for the site inspection of Mr. Galea's property in Freemans Reach Road, Freemans Reach.

The President stated that a meeting had been organised for 4.15 p.m on the 18th July for the briefing of the Air Show, and it may be possible to carry out the inspection prior to the briefing.

Councillor Gibson asked if the Deed of Agreement between the Water Board and Council on water, sewerage and reduction of levies has been signed.

The Deputy Shire Clerk advised that Council has not received any copy of a Deed prepared by the Water Board in relation to the Glossodia Water or North Richmond Sewerage Schemes.

Councillor Gibson asked if Council could invite the Minister for Environment, The Hon. Tim Moore, to visit the Shire.

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.....
Shire Clerk/General Manager

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President

The President advised that this would be looked at at the appropriate time.

Councillor Denne sought clarification regarding the placing of odour nuisance notifications on zoning certificates in relation to mushroom compost operations.

The Shire Planner advised that the question had been raised as to whether it would be suitable to put a warning on certificates and that he had requested legal advice in this regard.

Councillor Sheather stated that there are two very large holes in the left hand lane in Macquarie Street. He stated that they are quite deep.

Councillor Sheather referred to a problem with power surcharge in Ebenezer. He stated that light bulbs are blowing out regularly. He stated that Prospect Electricity rectified the problem previously and that it was recurring.

Councillor Books asked if something could be done about the installation of parking and "No Stopping" signs in Thompson Square in the one way street.

The Shire Engineer stated that he would follow this matter up with the Department of Main Roads.

QUESTIONS FROM THE GALLERY [70.327]

The President then invited questions from the Gallery.

Mr. Geoff Farrance referred to Old Stock Route Road and the flood free access and his previous request regarding the reopening of that road was partially addressed in the General Works Item 16 of the Business Paper. He asked if Council would give consideration to the question of the removal of the gate and the fence line being properly set up to permit the re-establishment of the road.

Mr. John Christie thanked Council for supporting the electrification of the railway line.

Mr. Raftl asked if Council is in possession of a communication from the National Parks & Wildlife Service regarding the blockage of a fire trail in Browns Road.

The meeting terminated at 11.47 p.m.

Submitted to and confirmed at the Meeting of Council held on 9th August, 1988.

..... President

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.....
Shire Clerk/General Manager

.....
President

NOTICES OF MOTIONS

ORDINARY MEETING - 9TH AUGUST, 1988

By Councillor W.J.Sledge
Councillor L.C.Sheather :

That Council, by invitation, form a Committee to prepare a plan of management for Governor Phillip Park. The plan to then be submitted to Council for final determination. The Planning Committee to comprise :-

- 2 Councillors
- 2 Council staff, being the Deputy Shire Engineer and
the Deputy Shire Health Surveyor
- 2 Local residents
- A representative from the Upper Hawkesbury Power Boat
Club
- A representative from the N.S.W. Water Ski Association
and
- Mr. John Tebbutt, as representative of a tourism operation
and a large landowner in the area.

The Committee to invite specific visitors including those from Government agencies or other residents, as required from time to time.

The plan to be finalised by the end of 1988.

By Councillor L.C.Sheather :

Council make urgent representations to appropriate State Government Ministers and Departments to enable dredging works to take place that will :

1. enable farmers in Freemans Reach of the Hawkesbury River to have satisfactory water pumping facilities;
2. reduce the impact of the river's flow during flooding on the bank along the Windsor township generally between Rickabys Creek and Windsor Wharf.

By Councillor P.E.Gibson:

That the appropriate Minister and the Water Board be requested to advise the following :

- the position of Warragamba Dam in relation to flood mitigation
- the effect that Warragamba Dam has had on flooding in the Nepean/Hawkesbury since its construction and, specifically, its effect on the floods of 1988
- if the Dam does not and is not to have a flood mitigation role what, if any, are the Government's proposals to reduce the effect of flooding of the Nepean/Hawkesbury system?

Following the response, that the Council make appropriate representations for increased flood mitigation protection of the Hawkesbury particularly in relation to the flooding of the agricultural flats and the district road communication.

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 18th July, 1988 commencing at 3.15 p.m.

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

Apologies for absence were received from Councillors R.C.Bazeley, R.S.Benson, F.Y.Denne, W.J.Mackay and R.P.Stubbs and were accepted.

LOT 2, DP 226141 FREEMANS REACH ROAD, FREEMANS REACH - LAND OWNER MR. G. GALEA - REQUEST FOR APPROVAL TO EXTEND AND RAISE DWELLING HOUSE. 5135(c) DA 329/83 [10.130]

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

1. THE APPLICATION BE approved subject to the habitable floor level being at the 1 in 100 year flood frequency level.
2. The necessary legal opinion be obtained to substantiate the approval.

The meeting terminated at 4.15 p.m.

Approved unconditionally

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 26th July, 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, R.F. Rotherham, L.C. Sheather, W. J. Sledge, and R.P. Stubbs.

The President called for a half minute's silence for the late ex-Alderman George Capper who passed away yesterday.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th June, 1988, be adopted and the revised estimates of cost be adopted.

ITEM 1: (File F84/2, F84/10) [1.155]

SUBJECT: RICKABY CREEK - FLOOD MITIGATION

REPORT (D.S.E.)

Following the recent flooding, representations were received from the Windsor Golf Club regarding the length of time the lower areas of the golf course are inundated, not only due to flood waters from the Hawkesbury River, but also from runoff from the Rickaby Creek catchment.

Discussions were held with members of the club, and it was agreed that some relief could be realised from a desnagging operation within the creek, downstream of the golf course.

This action would clear the waterway area and allow a quicker discharge of runoff into the Hawkesbury River during local flooding, when river levels permit. It is proposed that this project be included in the 1988/89 flood mitigation programme.

Recommendation

That desnagging of Rickaby Creek from its confluence with the Hawkesbury River, upstream to the golf course, be included in the 1988/89 flood mitigation maintenance programme.

COMMITTEE'S RECOMMENDATION

1. THAT DESNAGGING OF Rickaby Creek from its confluence with the Hawkesbury River, upstream to the golf course, be included in the 1988/89 flood mitigation maintenance programme.
2. Council inspect that area of Rickaby Creek and the flood plain to Terry Allen's property.

The Committee inspected the property at 2.45 p.m.

ITEM 2: (File 625-203) [1.156]

SUBJECT: McQUADE PARK, WINDSOR - WINDSOR PRE-SCHOOL
MOTHER'S CLUB CRAFT FAIR

REPORT (S.E.)

Correspondence has been received from Windsor Pre-School Mother's Club, requesting permission to hold a Craft Fair in McQuade Park on 10th September, 1988, between 9am and 2pm.

The Club proposes to have between 15 and 20 stalls, including a refreshment stall selling cold drinks and packets of chips etc. All proceeds from the event will benefit the Pre-school.

Recommendation

That approval be granted to the Windsor Pre-School Mother's Club to conduct a Craft Fair in McQuade Park on 10th September, 1988, subject to the following conditions:-

1. The Club obtaining a Public Liability Policy in the amount of \$2, 000,000.
2. Noise levels being kept to a reasonable level.
3. The area being left clean and tidy upon completion of the function.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S2/10) [1.157]

SUBJECT: SUBDIVISION APPROVED UNDER DELEGATED AUTHORITY

REPORT (S.E.)

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 metres of kerb and guttering, road shoulder and drainage.

Practical completion.

S86/48 Applicant: D. Matthews & Associates
Owner: P. Fisher
Land: Lot 2 DP 572313, Cnr. Bathurst and Eldon Streets,
Pitt Town

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This subdivision has been previously approved and involves the construction of approximately 50m of kerb and gutter and associated road shoulder and path paving.

Pavement Sealed - path paving required.

S87/79 Applicant: N.G. Hall
Owner: N.G. Hall
Land: Portion 309, Parish Wilberforce, Cnr. George Road and Church Street, Wilberforce

The subdivision involves the construction of approximately 55m of kerb and gutter and associated road shoulder.

Practical completion.

S87/103 Applicant: More & Ryan Surveys
Owner: H.J. & R.M. Eley
Land: Lot 3 DP 508208 Castlereagh Road, Wilberforce

This subdivision involves the construction of approximately 60m of kerb and gutter and associated road shoulder.

The pavement has been boxed out and sub-soil drains placed. The contractor is working on the subgrade.

S87/36 Applicant: N.K. Bennett & O'Donnell
Owner: Commonwealth of Australia
Land: Portion 170, Parish St. Matthew, Curtis Road, Mulgrave

This subdivision involves the construction of a new industrial cul de sac 200 metres long, 100 metres of kerb and gutter and road shoulder and associated drainage.

Excavation of the subgrade and laying of pipelines are in progress.

S86/77 Applicant: John Bowden & Co.
Owner: M. Devereux
Land: Part Lot 8 & 9, Section 21, being Lots D & E DP 328455

This subdivision involves the construction of approximately 60 metres of kerb and gutter and road shoulder.

The road has been excavated to subgrade level.

S88/19 Applicant: North Western Surveys
Owner: Arestes Pty. Ltd.
Land: Lots 8-17 & 19 DP 219293, Grose Wold Road, Grose Wold

This subdivision involves the construction of approximately 850 metres of a rural cul de sac and associated drainage.

Site clearing for the road is in progress.

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S85/112 Applicant: P.S. Graham
Owner: Packer and Carey
Land: Lot 1 DP 628125 Cnr. Castlereagh & George Roads,
Wilberforce

This subdivision involves the construction of concrete kerb and gutter and road shoulder.

The kerb and gutter and road pavement has been placed but is unsatisfactory.

Recommendation

That the report on subdivisions approved under delegated authority be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File S88/38, DA 624/87) [1.158]

SUBJECT: EXTENSION OF CLYDE LANE, KURRAJONG HEIGHTS

REPORT (S.E.)

A condition of development approval for subdivision was that the Reserved Road, being an extension of Clyde Lane, be dedicated as Public Road for the extent of the frontage of proposed Lot 3 of the subdivision, a distance of approximately 43 metres.

It is necessary for Council to make the application for dedication and a resolution of Council is required for this purpose.

Recommendation

That application be made under the Public Roads Act, 1902, for the dedication of the Reserved Road being an extension of Clyde Lane, Kurrajong Heights, for the extent of the frontage of proposed Lot 3 shown on plan of subdivision No. S88/38.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S196/18) [1.159]

SUBJECT: RICHMOND NORTH PUBLIC SCHOOL - NORTH RICHMOND
P & C ASSOCIATION

REPORT (S.E.)

A detailed submission has been made to Council following on site discussions concerning provision of additional facilities to provide for traffic safety and improved amenity on the streets surrounding the Richmond North Public School.

In respect to those matters of traffic safety requiring input from other Government bodies the matters have been listed for consideration by the Local Traffic Committee.

A number of structural works have been requested.

1. Provision of footpath paving Elizabeth Street, north side, along school boundary. Work estimated to cost \$11,036.
2. Provision of footpath paving William Street, south side, along school boundary.
3. Removal of bus shelter in William Street, as the bus shelter is used as a location for undesirables to congregate and requires repainting constantly due to vandalism. The removal is supported. Construction of the concrete footpath (1.2m wide) is estimated to cost \$8,165.
4. Level footpaths on eastern side of Grose Vale Road opposite school.
5. Provide perambulator ramps on both sides of the pedestrian crossing in Grose Vale Road.
6. Provide concrete area for pedestrians on eastern side of pedestrian crossing (appears to be further improvement on request No. 4).
7. Provision of footpath paving Grose Vale Road, western side, south of Elizabeth Street.

From inspection, significant improvement would be achieved by provision of concrete paving between Riverview Street and the pedestrian crossing and extension of the existing pram ramp located on the downstream side of the stormwater pit. As this work is estimated at only \$1,470.00 it is proposed that the work be undertaken within the maintenance vote.

Use of the footpath along the western side of Grose Vale Road - significant wear and tear indicates regular pedestrian use of the footpath in Grose Vale Road right through to the pathway from Matheson Avenue. Considerable saving would be achieved by construction of the footpath at the existing levels with the footpath at a high level in relation to kerb levels.

The work is estimated to cost \$15,896.

8. Completion of the restoration of the drainage and removal of rubbish at the junction of William Street and former railway reservation. Action is in hand to complete this work as part of recent kerb and gutter work undertaken by Council for the Department of Education.

Recommendation

That the Richmond North P & C Association be advised that funds are not currently available for the construction of footpaths around the school.

That concrete footpath paving and improvement of the perambulator ramps be provided at the intersection of Riverview Street and Grose Vale Road between the corner and the pedestrian crossing, funds to be provided from the Footpath Maintenance Vote.

That the bus shelter in William Street be demolished.

Mr. Ian Cartwright showed the Committee a video of the traffic, road and footpath conditions prevailing around the North Richmond School.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THIS matter be deferred until the Ordinary Meeting of Council.

ITEM 6: (File 665-1620) [1.160]

SUBJECT: PALMER STREET, WINDSOR - BITUMEN SEALING

REPORT (S.E.)

It has been requested that Council be advised of the cost of completion of bitumen sealing of Palmer Street on the basis of reducing the dust problem from vehicle movements to and from Governor Phillip Park, particularly at special events.

Sealing and kerb and gutter half width has been provided as a result of subdivision at the George Street intersection. It would be appropriate to continue the kerb and gutter to North Street while on the next block under road drainage should be provided where currently there is not a point of free discharge.

The work is estimated to cost in the order of \$31,000. Funds are not available within current programs.

Recommendation

That the report on provision of a dust free surface in Palmer Street be received.

COMMITTEE'S RECOMMENDATION

THAT THIS ITEM be considered along with others for priority in the 1988/89 Works Programme.

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ITEM 7: (File R190/33, 665-1627) [1.161]

SUBJECT: DEPARTMENT OF ADMINISTRATIVE SERVICES - RAAF BASE,
RICHMOND - PROPOSED ACQUISITION OF PERCIVAL STREET

REPORT (S.E.)

The proposal to close the road was reported to the General Purpose Committee, 26th April, 1988 where Council resolved:-

"That the Department of Administrative Services be requested to advise:

1. The action to be taken in respect to the local residents severed by the proposed road closure.
2. The effect that the road closure would have in times of flood.
3. The consideration of the Department of Main Roads together with the arrangements at the closure point at the Windsor end."

Letters were forwarded to a number of residents in the area that would be affected by the proposal.

Responses have been received from Michael Dwyer, "Wirralie" (two), C, M and V Xiberras, Dight Street, Joe Grech, Grech's Turf Supplies, Cornwallis Road, A R Parkes, Faithfull Street, Fiat Club of New South Wales, Lightning Ready Mixed Concrete Pty Ltd, J Aitken, Greenway Crescent and G K Forbes, Greenway Crescent.

The submissions were in opposition to the proposed road closure and made reference to:

- deliveries of feed, fuel, fertilizer, etc, to the area is via Percival Road while goods, eg, turf, vegetable and ready mixed concrete are dispatched along this road;
- the use of Cornwallis Road is unacceptable and will direct traffic along Greenway Crescent and other residential areas;
- depressed land values in the area;
- access to Sydney area and schools in Windsor;
- effect on garbage collection and mail delivery;
- need to redirect sand trucks that use Percival Street and Cupitts Lane;
- loss of high land for use in flood times;
- prevent access to land - Fiat Car Club;
- need for all heavy vehicles delivering concrete and raw materials for manufacture of concrete to travel through the East Richmond residential area;
- additional transport cost of concrete would lead to price increase.

The submission requested that if the proposal for road closure is to proceed, a high level road at least to the level of the bridge over Rickaby Creek be provided to take the place of Percival Street, and that Dight Street be kept open around the RAAF base.

Recommendation

That the Department of Administrative Services be advised of the public response to the proposed road closure of Percival Street, and that if the proposal is to proceed, that an alternative high level bypass road be provided to serve the area.

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Mr. A.Parkes, Mr.P.Chandler on behalf of Borham Concrete, and Mr. C.Xiberras addressed the Committee as objectors to the closure of Percival Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: [1.162]

SUBJECT: CORRESPONDENCE SUBMITTED FOR INFORMATION

1. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 184 - BELLS LINE OF ROAD. M130/16

Advising that the climbing lane from Hermitage Road to Stone Terrace will be commencing shortly and a small construction compound enclosed with a two metre high chainwire fence will be established within the road reserve on a cleared area just above Stone Terrace.

2. FLOOD MITIGATION AUTHORITIES OF NSW, EXECUTIVE - SUBMISSION FOR INCREASED COMMONWEALTH FINANCIAL ASSISTANCE. F84/7

Forwarding a copy of its submission for Increased Commonwealth Financial Assistance, New South Wales Flood Mitigation Programme 1988-93.

3. PROSPECT ELECTRICITY - CAPITAL CONTRIBUTION REQUIRED FOR UNDERGROUND RETICULATION OF ELECTRICITY. E74/5

Advising that it has decided to increase its standard residential contribution rate from \$1,140.00 to \$1,440.00 for lots not exceeding a frontage of 20 metres. The medium/high density rate remains unchanged at \$690.00.

Stating that this new rate will be applicable after Friday, 12th August, 1988, to subdivisions where not all the necessary requirements for the issue of a Notification of Arrangement have been met. Listing requirements the developer shall fulfill, where applicable, prior to the issue of a Notification of Arrangement.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION 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

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

- (i) The submission of the plan of subdivision, together with nine (9) exact copies thereof, suitable for lodgement with the Registrar General.
- (ii) The dedication, free of cost to Council, of road widening to the requirements of Council's Engineer.
- (iii) All lots to be classified in accordance with AS 2870.
- (iv) Satisfactory arrangements being made with the Council for the provision of sewerage to the subdivision.
- (v) The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of Council's Engineer.
- (vi) The creation of easement/s to drain water for conveyance of stormwater to the requirements of Council's Engineer.
- (vii) The construction of underground drainage, adequate to cater for stormwater discharge, as assessed by "Australian Rainfall and Runoff", to the requirements of Council's Engineer. Satisfactory provision is to be made for the discharge of upstream drainage across the subdivision and discharge of drainage downstream of the subdivision through to the natural watercourse complete with easements as required.
- (viii) The construction of kerbing and guttering opposite to and for the full frontage of the residential lots together with the building of footway with paving and sealing of the road shoulder, to the requirements of Council's Engineer.
- (ix) The provision of common drainage lines and easements 1.2m wide in favour of the allotment served thereby for the conduct of roof water to the nearest appropriate stormwater drain, where applicable.
- (x) Submission of a plan and specification of any land regrading and/or filling. Topsoil to be stockpiled and respread over the finished surface.
- (xi) Construction of access to battleaxe allotments (complete with a dust free surface) in accordance with the requirements of the Council's Engineer.

B. ROAD OPENING APPLICATIONS

- (i) Construction of road and drainage works are not to commence until five (5) copies of the plans and specifications of the proposed works are submitted to and approved by Council's Engineer.
- (ii) The new road/s be classified as * road/s.
- (iii) The construction of residential roads to conform to Council's standard requirements for residential roads.
- (iv) The construction of secondary (rural) roads to conform to Council's standard requirements for secondary (rural) roads.
- (v) The new road/s to be named *.
- (vi) Street name signs to be provided at the junction of the new road/s.
- (vii) Underground stormwater drainage is to be provided within the new road/s, adequate to cater for the discharge as assessed from "Australian Rainfall and Runoff" as well as construction of underground drainage for the discharge of stormwater from the road reserve.
- (viii) The creation of easements to drain water and/or drainage reserves over the site of drainage discharge.

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2 - DEVELOPMENT

ITEM 1: (File DA 287/88) [10.131]
APPLICANT: AURORA MEANDER SCHOOL
DEVELOPMENT APPLICATION: ESTABLISHMENT OF A PRIMARY/HIGH SCHOOL
OWNER: AURORA MEANDER SCHOOL
LAND & LOCATION: LOT 1 DP 204940, MOUNTAIN AVENUE, YARRAMUNDI.
AREA: 3.84 HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B1), ENVIRONMENTAL PROTECTION AREA
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - ENVIRONMENTAL PROTECTION (SCENIC) 7(D)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH OBJECTIONS BEING
RECEIVED FROM MR. & MRS. T.A. MUKAUSKAS, A.W. &
J.R. FRANKLIN, D.F. & A.J. MATHESON, MRS. S.
COMMERFORD, B.W. & D.R. FLEETING. A PETITION
CONTAINING 18 SIGNATURES HAS ALSO BEEN RECEIVED.
DATE RECEIVED: 9TH MAY, 1988.

Michael - 15/8/88
See Item 10

REPORT (S.P.)

Council at its meeting of 10th May 1983, considered a development application from the Aurora Meander School for Rudolf Steiner Education to use an existing dwelling on the land as a temporary school for infant and primary children. Council resolved to approve the application subject to a number of conditions, one of which was that the approval be limited to three years during which time a further application would need to be submitted for the overall future proposals of the applicant.

Recently, Council's attention was directed to the fact that the consent had expired (May 1986) and that the applicants would need to lodge a further development application indicating their future proposals. This further development application is the subject of this report.

The application proposes a joint primary/high school site containing 12 class rooms with a maximum of 20 pupils in each class providing for a maximum student population of 240 students. The development application indicates that the school at present has approximately 70 enrolled students, all of which are being educated in the existing building on the northern side of the property.

The applicants seek development approval for an overall master plan consisting of a site plan and proposed staging. The master plan covers pre-school and kindergarten, primary and high school classes and auxiliary buildings such as music/eurythmy/library, specialist teaching and staff/administration. It is envisaged that the overall development will cover a period of 15-20 years due to the nature of growth of both the school and the surrounding community. Discussions with the applicants indicate that this growth will be dependent to a large extent on continued funding support as well as natural growth in student numbers. However, the applicants are confident that construction of Stage 1 (Kindergarten/Pre-school) could begin by the end of 1988.

The development application contains a site plan indicating the overall development but is not supported by elevations for any of the proposed

buildings. Reference is made by the applicants to the Lorien Novalis school at Dural and it is suggested that the design of the buildings would seek to achieve a high level of harmony with the environment. It is stated that the buildings will be, "single and occasionally two storey structures designed to blend in with the surrounding topography and vegetation".

The letters of objection are made on the following general grounds:-

- * additional traffic and difficulty of buses and cars passing on Mountain Avenue;
- * increased noise;
- * Mountain Avenue is inadequate for proposed development;
- * effluent disposal;
- * school is untidy and an eyesore;
- * adverse effect on real estate values;
- * use of school on weekends;
- * the development application is vague in that it is proposed to be staged with detailed design subject to further approval;
- * height of buildings are undefined;
- * there is likely to be overnight accommodation;
- * provision of fences to enclose children from surrounding properties;
- * children are "highly strung and nervous";
- * Council should inspect the current primary school and close proximity to adjoining properties;
- * encroachment on privacy;
- * narrow width of the school's property and the adjoining neighbouring properties;
- * diminishing rural atmosphere.

Mountain Avenue is a cul-de-sac and has a low traffic volume. In addition, all of the road users are familiar with its characteristics. While the expansion of the school is certain to result in additional traffic, including buses, this is not considered to be beyond the capacity of the road.

There is some noise generation, particularly as a consequence of children playing. However, in relation to the distance to surrounding dwellings, such noise generation is not unreasonable.

The disposal of effluent can be satisfactorily carried out through the use of an aerated septic system, with spray irrigation onto gardens and open space.

It is not accepted that the development application is inadequate in the sense of not providing a clear master plan for future development of the land. When the staging of the proposed development is estimated to be over 15-20 years it would not seem reasonable to require detailed building elevations at this stage. The site plan provides an adequate indication of the scale and layout of future development on the site. The development makes no provision for overnight accommodation and, therefore, will not be part of any approval.

The provision of fencing between private land is not an issue which Council generally considers. There are obvious exceptions where some

special hazard is involved. Whether, for example, children or dams constitute a "special hazard" is, perhaps, a matter more relevant to the responsibilities of the Departments of Youth and Community Services and Education. It is noted that there currently exists on site an unfenced dam which, to date, has not been any cause for concern.

It is not considered that the proposed primary/high school development is inconsistent with the rural zoning of the land or surrounding land use pattern. The closest dwelling is approximately 80 metres from the existing cottage utilised as class rooms (although closer to the playing fields to the rear). The master plan proposes that the class rooms be located on the rear part of the land which will generally provide an increased setback to residences in the immediate vicinity. Consequently, it is not accepted that the proposal will have an adverse effect on real estate values.

The application is a permissible use of the land under both Hawkesbury Local Environmental Plan, 1984, and Draft Hawkesbury Local Environmental Plan, 1987. To establish the bona-fides of the applicants it is considered that a number of "up front" conditions need to be imposed. These conditions will additionally compliment those imposed previously.

Recommendation

That the application be approved, subject to the following conditions:-

1. Submission of a building application, plans and specifications complying with Ordinance 70 for any new structures.
2. Immediate construction of a bus turning circle to the requirements of the Shire Engineer. This will include the provision of the necessary layback and construction of the road shoulder.
3. Immediate provision of a constructed off street parking area in accordance with the regulations of Council's code for off street parking.
4. Any future vehicular or pedestrian accessways are to be constructed, drained and sealed to the requirements of the Shire Engineer.
5. Immediate provision of an aerated septic system and subsequent upgrading of such a system to cater for future stages.
6. Construction of any future buildings to comply with the Bush Fire Mitigation Policy.
7. 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.
8. Provision of on-site water storage to the requirements of the Shire Health Surveyor.
9. Continued compliance with conditions of Council's previous development consent.
10. Conditions 1, 2, 3, 5 & 8 are to be complied within 6 months or such longer period that Council may approve having regard to the progress made since the issuing of consent.

Item 10 of the Supplementary Report to this meeting was considered at this stage.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION concerning referral of the Development Application to the Regional Traffic Committee be received. Further that a site inspection be carried out.

ITEM 2: (File DA 342/88) [10.132] *Tim K 9/88*
APPLICANT: BABLANA PTY LTD
DEVELOPMENT APPLICATION: 20m² ADDITION TO EXISTING STRUCTURE FOR A PIG
SCALDING AND DEHAIRING BAY
OWNER: BABLANA PTY LTD
LAND & LOCATION: PT POR 47 PARISH WILBERFORCE, KING ROAD,
WILBERFORCE
AREA: 2.63HA
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B2) ENVIRONMENTAL PROTECTION
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1988 - ENVIRONMENTAL PROTECTION (SCENIC)
7(D1)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH OBJECTIONS BEING
RECEIVED FROM MR B AND MRS L BURNS, MR S AND
MRS K KRUEGER, MR P AND MRS M HAWKINS,
MRS S MCMILLAN, MR A AND MRS D STEVENSON AND
MR D AND MRS S MADDEN
DATE RECEIVED: 30TH MAY, 1988

REPORT (S.P.)

The applicant proposes to carry out alterations and additions to the existing gut bay of the abattoir.

The purpose of the alterations is to accommodate a pig slaughtering facility comprising a rail, scalding tank, dehairing and eviscerating plant and equipment.

The alteration and additions involve the opening of the gut bay to the main killing floor, raising the existing roof and extending it over the new section. The existing gut lines are to be relocated and the floor level raised to that of the main killing floor. The walls are to be brick in the new section and floor wastes are to be raised to the level of the new floor. The pig slaughtering area will be in this new section.

It is anticipated that no additional stock will be killed and that the number of sheep currently being slaughtered will drop to facilitate the pig slaughter. The decrease is envisaged to be at the rate of 2 sheep to 1 pig. The current average daily kill is 600 animals rising to 700 animals daily. This has been the case for the last eighteen months and the abattoirs were operating prior to 6th June, 1962 establishing its existing use rights.

All wastes from the killing floor are drained to a collection vessel and solids are removed and taken away. The liquid wastes are pumped out to an adjoining property. This system is adequate and the applicant has indicated that the State Pollution Control Commission make regular checks. All paunches are removed from the premises regularly.

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Stock deliveries occur at night and in the early hours of the morning and the applicant advises that these times are difficult to control as deliveries depend entirely on stock sales and the availability of transport. An example was given in that several stock sales occurred in Bathurst and Orange. These sales close at approximately 4.00pm and stock transported from that time. Deliveries may not be received until 10.00pm that evening and involves 2 trucks, each truck carrying up to 400 animals.

The main objections received are in regard to the noise from pigs and delivery vehicles, additional smell, pollution of existing waterways and the appearance of the existing buildings.

The noise from pigs during slaughtering is alleviated by the pigs first being stunned by an electric stunner, this is required by law and cuts down the noise generated.

The loading and unloading facilities are located beside the abattoirs, to the rear of the property. Screen planting at the front of the abattoirs could be utilised to screen the buildings from King Road.

With regard to the existing drainage system, the liquid wastes do contain a small volume of blood. These wastes are pumped onto adjoining paddocks. Blood from the sticking floor is separately drained to a collection well and removed by tanker.

The volume of matter spray irrigated should remain the same as there is no increase in stock to be killed. The State Pollution Control Commission has licenced the premises for disposal of liquid wastes with a condition on the maximum volume to be irrigated which is controlled by water meter readings.

Previous complaints have been received by Council regarding run-off into adjoining property, however, this was found to be caused by a water service pipe which had broken.

Run-off into the watercourse traversing the property, which has previously caused pollution, has since been remedied by the placing of bund walls along each side of the watercourse.

The addition and alterations are of a minor nature and do not increase or alter the operation to any significant extent. The addition is approximately 20m which is less than 10% of the total area of the existing development. There is to be no increase in the number of stock to be killed and because the alterations are of a minor nature there should be no adverse effect on the current existing amenity of the area.

Recommendation

That the application be approved subject to the following conditions:-

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.

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3. 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.
4. A plan of drainage to be submitted with the building application.
5. All blood shall be drained to the existing collection vessel and removed from the site.
6. All paunches shall be removed from the site intact.
7. The access road is to be constructed and sealed to the satisfaction of the Shire Engineer.
8. Further screen planting to be carried out across the frontage of the abattoir to screen open yard activities. Such planting to be of mature species.

Mr. Dennis Cavanough, Manager of the Wilberforce Abattoirs, addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
3. 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.
4. A plan of drainage to be submitted with the building application.
5. All blood shall be drained to the existing collection vessel and removed from the site.
6. All paunches shall be removed from the site.
7. The access road to be constructed and sealed if possible, to the satisfaction of the Shire Engineer.
8. Further screen planting to be carried out across the frontage of the killing yard to screen open yard activities. Such planting to be of mature species.
9. That Council inspect the premises for the first twelve months on a monthly basis at a fee of \$25 per inspection to be paid by the applicant, and thereafter at the discretion of the Health Surveyor.

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ITEM 3: (File DA 67/88) [10.133]
APPLICANT: C.J. ATTARD
DEVELOPMENT APPLICATION: ADJUSTMENT OF BOUNDARIES
OWNER: F.J. MORAN, C.J. ATTARD & C. ATTARD
LAND & LOCATION: LOT 1 DP 361863; LOT 1 DP 205173 AND PT. POR.
523, PARISH WILBERFORCE, CORNER KURMOND AND
GEAKES ROADS, FREEMANS REACH
AREA: 8.094HA
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B1)
DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987
- INTERMEDIATE HOLDING ZONE 1(B)
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 8TH FEBRUARY, 1988

Item - 15/8/88
See also Item
7 Ordinary

REPORT (S.P.)

The submission proposes an adjustment of boundaries whereby a land locked triangular allotment of land having no access to Kurmond Road and an area of 537.5m² is to be enlarged to create a regular allotment having a frontage of approximately 30m to Kurmond Road and an area of approximately 1720m², an enlargement in excess of 125%.

Clause 16(1) to Hawkesbury Local Environmental Plan, 1984, reads:-

16(1) "This clause applies to the opening of a public road and the adjustment of common boundaries between boundaries and is intended for minor adjustments only to overcome encroachments or to deal with topographical differences, access and the like.

16(2) Nothing in Clauses 14 & 15 prevents the subdivision of land for the purposes of:-

- (a) the opening of a public road;
- (b) the enlargement of an allotment without reducing below the dimension specified in Clauses 14 and 15 the area of any other allotment, provided that the enlargement does not increase the area of the allotment more than 18%;
- (c) the adjustment of the common boundaries between the allotments of any owner wherein:-
 - (i) No additional allotments are thereby created;
 - (ii) No allotment becomes, as a consequence of the adjustment, capable of subdivision under this plan; and
 - (iii) The adjustment does not increase the area of any allotment by more than 10%.

16(3) An adjustment made under subclause 2(c) shall not prevent the subdivision of any allotment that was prior to the adjustment and remains thereafter, capable of subdivision under the plan."

Council should be aware that the adjustment involves the holding of two separate owners:-

Part Portion 523, Parish Wilberforce, County of Cook in the ownership of Mrs. F.J. Moran; and Lot 1 in FP 361863 together with Lot 1 DP 205173 in the ownership of Charles Attard Senior and Charles John Attard as tenants in common.

The applicant has submitted an objection pursuant to Clause 6, SEPP 1, which reads:-

"With regard to the attached subdivision application, I wish to lodge an objection to the provisions of the Hawkesbury Local Environmental Plan, 1984, which do not permit an allotment to increase in area by any proportion exceeding 10% of the original area.

The prime purpose of this application is to adjust boundaries in order to overcome an encroachment and to provide road access to the allotment. An existing building is situated directly over one boundary, is encroaching upon another, and the allotment in question has no access as there is no road frontage.

To rectify this situation the area of the allotment must be increased by an amount greater than 10% otherwise the purpose of the adjustment would be defeated. In view of these circumstances, compliance with the provisions referred to is considered unreasonable and unnecessary and it is therefore requested that these provisions be waived in this instance."

When considering this application Council should be aware of the history of subdivision that created the allotments offered for adjustment which is:-

By Clerk's Certificate No 24 dated 8th March, 1948, Council approved the excision of an allotment having an area of 8.094ha from Portion 523. That subdivision was subsequently registered as Lot 1 MPS 61813 later Lot 1 FP 361893, both allotments then remained in Old System Title.

By Clerk's Certificate No. 6/61 Council approved a subdivision, which because of the notations of the surveyor was for the purpose of overcoming an encroachment, however, because of the then requirements of the Registrar General that all new allotments created by subdivision be identified by Torrens Title, only that part that was to be excised from the residual of Portion 523, Parish Wilberforce, County Cook was identified on the plan identified as Lot 1 DP 205173.

There can be no doubt that the subdivision approved by Council was an adjustment to overcome an encroachment and that Lot 1 DP 205173 and Lot 1 MPS 61813 Lot in Lot 1 FP 361893 together form parts of a single allotment.

Further, the applicant, by Building Application No. 863/85, failed to identify the existence of any title boundary and created a fresh encroachment whilst extinguishing a previous encroachment has forfeited any rights for consideration under the provisions of Clause 16 of the Instrument.

In summary it is advised that the only reason for existence of the land locked lot was as an adjustment of boundaries to overcome an encroachment.

In 1948 the way that this was done was to create an additional lot but with no development potential the plan released by Council at the time clearly indicated that the lot had to be annexed to and form part of the adjoining lot. It is, therefore, not now a separate lot capable of individual development and therefore adjustment.

Recommendation

That development consent be refused to an adjustment of boundaries that would result in the creation of allotments having approximate areas of 1720m², 7.975ha and 11.92ha respectively on the grounds that:-

1. Subdivision in the manner proposed does not conform to the provisions of Clauses 14 & 15 of the Planning Instrument.
2. Approval of the application would be contrary to the provisions of and the intent of Clause 16 of the Planning Instrument.
3. Approval of the application would not be in the best interest of the public.

Mr.C.Attard addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved.

The President welcomed Mr. Roger Owen, teacher, and pupils of Year 10 Richmond High School to the meeting.

ITEM 4: (File DA 310/88) [10.134] *michael 17/8/88*
APPLICANT: ROBERT PONT
DEVELOPMENT APPLICATION: EXTENSION OF EXISTING USE (RESTAURANT)
OWNER: MR L HO, MS K CHIU, MR V AND O TSOI
LAND & LOCATION: LOT 4 DP 220236, WINDSOR ROAD, VINEYARD
(RESTAURANT BUILDING OPPOSITE THE VINEYARD
HARDWARE)
AREA: 2.7 HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1(B)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - RURAL 1(B)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS
BEING RECEIVED
DATE RECEIVED: 19TH MAY, 1988

REPORT (S.P.)

The development application is for the demolition of the existing building which is being used as a restaurant, and the construction of a new restaurant with a seating capacity of 450 customers. The proposed restaurant has a floor area of approximately 327m² and it is proposed that

the new restaurant have a floor space of approximately 792m², an increase of approximately 240% of the existing floor space.

The use of the land for a restaurant is prohibited under Hawkesbury Local Environmental Plan, 1984. However, a restaurant activity has been carried out on the land as an existing use. Clause 52 of the Environmental Planning and Assessment Regulations provides that a building or work being used for an existing use may, with consent, be altered or extended by not more than 10%. It has been established that State Environmental Planning Policy No. 1 can apply to this 10% restriction to allow Council to consider increases in the floor space of existing uses beyond the 10% restriction, where the Council is satisfied that the restriction is unreasonable and unnecessary in the circumstances.

In assessing the circumstances of the case, it is relevant to consider the current "run down" state of the existing building and site and the substantial upgrading which is proposed in the development application.

The application has been referred to the Local Traffic Committee for consideration. The Committee has raised no objection in principle to the development, subject to the inclusion of a number of conditions of consent relating to intersection requirements and internal access.

In view of the Water Board's reaction to the Bandon Road Retirement Village, the application was also referred to the Board for comment. However, no response has been provided.

Recommendation

That the application be approved subject to the following condition:-

- 1-7. Standard Conditions (DAs) 1, 2 (158), 18, 19, 25, 29 and 34.
8. Deceleration and acceleration lanes to be provided at the ingress and egress respectively for westbound traffic. The central painted median and eastbound roadway to be modified to cater for vehicles entering the site from the west. All design and construction work to be to DMR standards at full cost to the developer. Detailed engineering plans to be forwarded to and approved by the Department of Main Roads, Blacktown Divisional Office, prior to the commencement of construction. All construction work to be completed prior to the new restaurant becoming operational.
9. Separate internal roadway to be provided on the western side of the building to service staff parking and loading areas.
10. Satisfactory arrangements to be made with the Shire Health and Building Surveyor for the disposal of effluent.
11. Construction of sealed accesses to the requirements of the Department of Main Roads and the Shire Engineer.

Item 11 of the Supplementary Report to this meeting was considered at this stage.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved subject to the following conditions :

- 1-7. Standard Conditions (DAs) 1, 2 (158), 18, 19, 25, 29 and 34.
8. Deceleration and acceleration lanes to be provided at the ingress and egress respectively for westbound traffic. The central painted median and eastbound roadway to be modified to cater for vehicles entering the site from the west. All design and construction work to be to DMR standards at full cost to the developer. Detailed engineering plans to be forwarded to and approved by the Department of Main Roads, Blacktown Divisional Office, prior to the commencement of construction. All construction work to be completed prior to the new restaurant becoming operational.
9. Separate internal roadway to be provided on the western side of the building to service staff parking and loading areas.
10. Satisfactory arrangements to be made with the Shire Health and Building Surveyor for the disposal of effluent.
11. Construction of sealed accesses to the requirements of the Department of Main Roads and the Shire Engineer.
12. Satisfactory arrangements to be made with the Department of Main Roads for access across Lot 1 and Lot 17.
13. Ingress to the proposed restaurant to be relocated 55 metres from the eastern boundary, so as to provide suitable separation from the Bandon Road intersection.

ITEM 5:	(File DA 350/88) [10.135]	<i>Amc 17/8/88</i>
APPLICANT:	W. & C. REINHARDT	
DEVELOPMENT APPLICATION:	ERECTION OF DUPLEX	
OWNER:	M. & K. WAKEHAM	
LAND & LOCATION:	LOT 2 DP 719159 ROSE STREET, WILBERFORCE	
AREA:	1057M ²	
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A)	
ADVERTISING	ADJOINING OWNERS NOTIFIED WITH ONE OBJECTION BEING RECEIVED FROM MS. VOLLER	
DATE RECEIVED:	26TH JULY, 1988	

REPORT (S.P.)

The application seeks approval for the erection of a duplex on the land. The proposal falls within the definition of a "Residential Flat Building Class A" contained in Clause 4 of the instrument. As such the proposal is permissible with development consent pursuant to the Residential 2(A1) Environmental Protection zoning of the land.

The land on which the duplex is to be constructed has a total area of 1057m². The brick and tile duplex is to be situated approximately 9 metres from the alignment of Rose Street. The duplex will incorporate a total floor area of 216m². Each dwelling unit of the duplex will comprise a living room, kitchen, two bedrooms, bathroom as well as garage. The duplex is to be accessed from Rose Street via a driveway adjacent to the southern boundary of the land. The applicant proposes to provide visitor parking for the duplex at the rear of and adjacent to the driveway. The proposal accords with the provisions of Clause 28 (Parking) and Clause 29 (Density Control) of Council's planning instrument.

As reticulated sewerage is not available in the vicinity of the land the proposal will require provision of an aerated septic or pump out system. A condition has been imposed in this regard. Notwithstanding that the provisions of Clause 21 (provision of water, sewerage etc services) can be satisfied through the imposition of a condition of consent it is considered that use of a pump out disposal system for duplex development is undesirable. Duplex development is generally constructed for the purpose of rental accommodation. With insufficient private and public rental stocks being available in the Shire, whatever rental there is available is usually at a premium as well as high cost. Tenants often can ill afford to bear the additional financial burden associated with the pump out method of disposal. It is considered that the approval of duplex development on unsewered land should be reviewed during preparation of the Development Control Plan for the new planning instrument. A recommendation has been made in this regard.

Adjoining owners were notified of the proposal in accordance with Council's policy. As a result of this, one submission was received from Ms. Voller. Ms. Voller's submission expressed her concerns in relation to the disposal of roofwater from the proposal. The submission further indicated that Ms. Voller was experiencing a similar problem with the disposal of roof water from an existing duplex adjacent to the property. The submission finally requested that Council consider the matter in great detail before giving approval for the proposal and that Ms. Voller be consulted in relation to the outcome of the decision. It is considered that the problem of disposal of roof water can be effectively overcome through the imposition of a condition requiring provision of absorption trenches. A condition requiring the construction of a concrete driveway will further ensure that the roofwater is properly disposed of.

It is considered that the application should be approved subject to appropriate conditions.

Recommendation

- A. That the application for a duplex be approved in accordance with the plans submitted with the application subject to the following conditions:-
- 1-6. Standard conditions (DAs) 1, 4 (...2 {two} covered & 2 {two} visitor), 25, 26, 27 and 34.
 7. Construction of Council's standard residential footway crossing to serve the main access driveway and a layback vehicular crossing to serve the visitor parking space.

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8. Absorption trenches shall be constructed to the satisfaction of the Shire Engineer.
 9. Provision of a concrete driveway to the satisfaction of the Shire Engineer.
 10. Effluent shall be disposed of at regular intervals by means of an aerated septic system to the satisfaction of the Shire Health Surveyor.
- B. That during the preparation of a the Development Control Plan for the new planning instrument the approval of duplex development on unserviced residential land is reviewed.

The Shire Planner asked that Condition No. 8 be deleted because it is inherent - it is contained within Condition No. 1 of the Building Application.

COMMITTEE'S RECOMMENDATION

- A. THAT THE APPLICATION for a duplex be approved in accordance with the plans submitted with the application subject to the following conditions:-
- 1-6. Standard conditions (DAs) 1, 4 (...2 {two} covered & 2 {two} visitor), 25, 26, 27 and 34.
 7. Construction of Council's standard residential footway crossing to serve the main access driveway and a layback vehicular crossing to serve the visitor parking space.
 8. Provision of a concrete driveway to the satisfaction of the Shire Engineer.
 9. Effluent shall be disposed of at regular intervals by means of an aerated septic system to the satisfaction of the Shire Health Surveyor.
- B. That during the preparation of a the Development Control Plan for the new planning instrument the approval of duplex development on unserviced residential land is reviewed.

ITEM 6:	(File DA 301/88) [10.136]	APLICE - 15/8/88
APPLICANT:	SALAMAVA PTY LTD	
DEVELOPMENT APPLICATION:	ERECTION OF A DUPLEX	
OWNER:	SALAMAVA PTY LTD	
LAND & LOCATION:	LOT 11 DP 32260, NO. 664 GEORGE STREET, SOUTH WINDSOR	
AREA:	537M ²	
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A)	

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b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - 2(A)

ADVERTISING:

ADJOINING OWNERS NOTIFIED WITH ONE OBJECTION
BEING RECEIVED FROM MRS. L. GARVIN & MR. & MRS.
STEFFE

DATE RECEIVED:

16TH MAY, 1988

REPORT (S.P.)

This matter was deferred from Council's meeting of 12th July, 1988.

The application seeks approval for the erection of a duplex on the land. The proposal falls within the definition of a Residential Flat Building - Class A contained in Clause 4 of Hawkesbury Local Environmental Plan 1984. As such, the proposal is permissible with development consent pursuant to the Residential 2(a) zoning of the land.

The land, with an area of 537m², is subject to flooding at the 1 in 50 year (15.0m AHD) and 1 in 100 year (16.0m AHD) frequencies. As the application does not make any provision for flooding, it is considered consent should be made conditional on the habitable floor level of the duplex being not less than the 1:100 level. Consent should also be conditional on submission of amended plans with the building application which illustrate redesign of the entry, steps and landing to allow for elevation of the floor.

The application proposes the construction of a brick and tile duplex comprising a total floor space of 134m². The location of the duplex approximately 9 metres from the alignment of George Street conflicts with Clause 24 (Building Lines along Main Roads) which requires a minimum setback of 10 metres. A condition has been imposed in this regard. The proposal accords with the provisions of Clauses 28 (Parking) and 29 (Density Control) of Council's planning instrument. It is, however, considered appropriate that the provision of landscaping be conditional on consent.

Adjoining owners were notified of the proposal in accordance with Council's policy. As a result of this one submission was received from Mrs. L. Garvin & Mr. & Mrs. Steffe (adjoining owners) in objection to the proposal. The submission stated:

"When we purchased our properties we both approached Council on the subject of home units in the area and were informed that the blocks of land were only large enough for single dwelling. We most certainly would have never considered buying these properties knowing we were going to have them built next door considering the size of the block we cannot see how two families can live in harmony in such limited space. We acknowledge that these units are for rent which would cause some problems with the sort of tenants we might have to contend with. We would quite welcome the building of a single dwelling."

Duplex development is permissible with development consent in all residential zones in the Shire.

There is no basis for discrimination between tenants and owner occupiers within planning legislation. Tenancy is often a necessary step in the process of home ownership.

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The proposal will provide rental accommodation which is currently in short supply in the Shire. The application should be approved subject to appropriate conditions.

Recommendation

That the application for a duplex be approved subject to the following conditions:

1. Submission of a building application, plans and specifications complying with Ordinance 70. The plans should illustrate redesign of the entry, steps and landing of the duplex to allow for elevation of the habitable floor to a minimum 16 (sixteen) metres Australian Height Datum.
2. The proposal to be sited not less than 10 (ten) metres from the alignment of George Street.
- 3-6. Standard conditions (DAs) 9, 25, 27 and 34.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File P160) [10.137]

MICHAEL - 15/8/88

SUBJECT: PROPOSED EXHIBITION VILLAGE FOR A V JENNINGS, PITT TOWN ROAD, MCGRATHS HILL

REPORT (S.P.)

A V Jennings are proposing a major exhibition village on Lot 2 DP 618564, Corner Charles Street and Pitt Town Road, McGraths Hill (Lot 2 DP 618564).

The exhibition village involves six display houses and two large temporary buildings containing a sales centre, information centre and client services.

The land is currently zoned mainly Residential 2(d), but also contains land the subject of a Main Road Widening Reservation 8(c) and also a buffer strip of Open Space Proposed Recreation 6(b). The proposed Open Space buffer is approximately 15 metres in width.

A V Jennings requests Council's support to the deletion of the Open Space Proposed Recreation 6(b) zone.

The planning objective in providing a 15 metre "buffer" strip is unclear. If the purpose of the buffer strip is to provide a noise barrier, such a barrier will only be effective if an earth mound is provided for its frontage. In addition, it should be considered that Council would be responsible for the maintenance of the buffer, including lawn mowing and rubbish removal.

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For these reasons, as well as the fact that future buyers of the exhibition homes will be aware of the proposed road widening, there would seem to be little justification for the maintenance of the proposed Open Space.

A V Jennings would seek a longer term approval for the exhibition village than the normal two year period. It has been suggested that the exhibition village would have a life of approximately five years, after which the transportable sales/information and client centres would be removed.

The end result of the exhibition village should be an attractive residential environment given the level of presentation required in an exhibition village.

Recommendation

1. That Council prepare a draft local environmental plan to delete the 15 metre Open Space 6(b) buffer between the proposed Main Road Widening and the Residential 2(d) zoned land.
2. That the application be referred to the Local Traffic Committee for consideration of the intersection requirements for Charles Street and Pitt Town Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA 367/88) [10.138]

SUBJECT: DEVELOPMENT APPLICATION FOR 51 TOWN HOUSES - ROSS AND MACQUARIE STREETS, WINDSOR

Michael
8/8/88

REPORT (S.P.)

Council is in receipt of a development application for 51 town houses comprising 40 town houses in Stage 1 and a further 11 town houses in Stage 2. The site has an area of approximately 4.6 hectares and has access to Ross Street.

Amendment No. 9 to Hawkesbury Local Environmental Plan, 1984, gazetted on 15th February, 1985, permits the erection of not more than 40 dwellings on the land in the form of town houses or villas.

The applicants have been advised that a number of amendments are required before the development application can be considered. Firstly, under the existing zoning, Council is only empowered to consider a development application for 40 town houses, any increase beyond that figure requiring a further rezoning.

A number of town houses are also proposed to be located on land lying at a level below the 1 in 10 year flood frequency level (approximately 12.2 metres). Such dwellings are contrary to Sub-clause 35(1) of the plan

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which provides that a building shall not be erected on any land lying at a level below the 1 in 10 year flood frequency level.

The development application also requires further detailing of the 12.2 metre contour, the area to be subject to filling and also the provision of access driveways at a level not less than the 1 in 20 year frequency level (13.3 metres).

Following the applicant's response to these amendments, it is anticipated that the application will be referred to the next available General Purpose Committee.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File P160/33) [10.139]

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

Glen 17/8/88

REPORT (S.P.)

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

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA 287/88) [10.140]

SUBJECT: AURORA MEANDER SCHOOL, MOUNTAIN AVENUE, YARRAMUNDI.

*Mulca 17/8/88
See Item ①*

The Committee is referred to Item 1 of the Development Section to this meeting. This application requires statutory referral to the Regional Traffic Committee and Council is not in a position to determine the application until the Traffic Authority's comments are received.

The matter will be presented to the next General Purpose Committee of Council.

Recommendation

That the information concerning referral of the development application to the Regional Traffic Committee be received.

COMMITTEE'S RECOMMENDATION

See Item 1.

ITEM 11: (File DA 310/88) [10.141]

SUBJECT: EXTENSION TO CHINESE RESTAURANT, WINDSOR ROAD,
VINEYARD.

Michael
1/8/88

The Committee is referred to Item 4 of the Development Section to this meeting. This matter was considered by the Local Traffic Committee on 22nd July, 1988. The Committee recommends the following additional conditions:-

- Satisfactory arrangements to be made with the Department of Main Roads for access across Lot 1 and Lot 17.
- Ingress to the proposed restaurant to be relocated 55 metres from the eastern boundary, so as to provide suitable separation from the Bandon Road intersection."

Recommendation

That the application be approved subject to the following conditions:-

- 1-7. Standard Conditions (DAs) 1, 2 (158), 18, 19, 25, 29 and 34.
8. Deceleration and acceleration lanes to be provided at the ingress and egress respectively for westbound traffic. The central painted median and eastbound roadway to be modified to cater for vehicles entering the site from the west. All design and construction work to be to DMR standards at full cost to the developer. Detailed engineering plans to be forwarded to and approved by the Department of Main Roads, Blacktown Divisional Office, prior to the commencement of construction. All construction work to be completed prior to the new restaurant becoming operational.
9. Separate internal roadway to be provided on the western side of the building to service staff parking and loading areas.
10. Satisfactory arrangements to be made with the Shire Health and Building Surveyor for the disposal of effluent.
11. Construction of sealed accesses to the requirements of the Department of Main Roads and the Shire Engineer.
12. Satisfactory arrangements to be made with the Department of Main Roads for access across Lot 1 and Lot 17.

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13. Ingress to the proposed restaurant to be relocated 55 metres from the eastern boundary, so as to provide suitable separation from the Bandon Road intersection.

COMMITTEE'S RECOMMENDATION

See Item 4.

SECTION 3 - FINANCE

ACCOUNTS PAID

Councillor Stubbs declared an interest in Voucher No. 70889.

The President advised the Committee that the final cost of the trip to Tamba, Japan was slightly in excess of \$9,000.

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	70400 - 71198	\$3,454,558.43
Trust Fund No.	6352 - 6439	1,024,609.18
		\$4,479,167.61

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.

FINANCIAL STATEMENT FORM 2A [20.106]

COMMITTEE'S RECOMMENDATION

THE FINANCIAL STATEMENT to 30th June, 1988, be received and the amounts shown as expenditure be now voted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ITEM 1: (File C51/10) [20.107]

SUBJECT: ADDITIONAL OFFICE SPACE - RICHMOND NEIGHBOURHOOD CENTRE

REPORT (S.C.)

Richmond Neighbourhood Centre has, for some time, been short of office space for the many activities which are undertaken from the Centre and there are proposals for a major extension at some time in the future. At this stage they have need for additional accommodation in one office. This can be achieved by aluminium framed and glazed partitioning of part of the front verandah. While this is not totally desirable it achieves office accommodation immediately and could be removed at some stage in the future without any detriment to the building. The Neighbourhood Committee are prepared to undertake the full cost of the works and it is recommended that Council concur with the proposal.

Recommendation

Council concur with the request from the Richmond Neighbourhood Centre Committee to establish temporary office accommodation at the front of the building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File S195) [20.108]

SUBJECT: MEDIA RELEASE BY THE MINISTER - STATE GOVERNMENT
PUMP OUT SUBSIDY

REPORT (S.C.)

Prior to the recent State Election there was an announcement that the Opposition, if then elected, would look at a subsidy for pump out sewerage systems. A media release has now been obtained and the full text of that is as follows:

"The State Government today honoured its election commitment to subsidise sewerage pump out costs for more than 460 property owners in the Blue Mountains.

The Minister for the Environment, Tim Moore, and the Member for Blue Mountains, Barry Morris, said the subsidy would be provided through the Water Board and would, on the average, mean a minimum saving of 32% on present costs.

Mr. Moore said the subsidy would apply to those properties which can be seweraged under the Water Board's recently introduced Sewerage Policy, and which are currently zoned urban.

The Minister said the subsidy had been introduced in the Blue Mountains because of the close proximity of properties to the sensitive environment of the Blue Mountains National Park.

"Some septic tank effluent can run off into local streams, and eventually into drinking water sources, posing a threat to water quality from a health and environment viewpoint.

This subsidy will give residents the opportunity to participate with the Government in an environmental protection initiative to preserve the amenity of the Park as a national heritage." he said.

Under the subsidy arrangement a pump out fee of \$270 will now be payable to the Water Board, a reduction of \$125 in the fee formerly paid to the Blue Mountains City Council.

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The Minister said the Board will continue to place a limit of 80 kilolitres on the amount of sewage that can be pumped out by the Board for the cost of the sewerage fee.

However, amounts in excess of the limit will now attract a charge of only \$8 per kilolitre to 100 kilolitres and \$16 above that amount, compared with the previous charge of \$23.

"This limit has been based on a generous average of the current pump out volumes and will allow householders to maintain good health standards and provide a financial incentive to avoid accidental overflows from septic tanks," Mr. Moore said.

Mr. Morris welcomed the subsidy, saying it will provide property owners with substantial savings.

Mr. Morris said he had been assured by the Minister that the payment of the subsidy will not affect the sewerage connection program and general upgrading of Blue Mountains treatment works, which will continue as scheduled.

He said the Water Board would be writing to property owners in the near future to explain the full administrative details of the subsidy."

Enquiries are being made to gather any further details that may be available however, at this stage it is recommended that Council make representations to the Minister and the two Local Members regarding the significant problem which exists in the unsewered urban areas of Hawkesbury and seek funding for the reticulation of the Freemans Reach, Wilberforce and Glossodia sewerage system as designed by the Council and subsidy for pump out costs.

Recommendation

Council seek the State Government to place a priority on the funding of the provision of reticulated sewerage to urban areas in the Shire particularly Wilberforce, Freemans Reach and Glossodia and, subsidise sewerage pump out costs similar to those recently announced for the Blue Mountains owners due to the considerable environmental problems which occur in the non sewered urban areas. Further, that assistance of the Member for Hawkesbury and the Member for Londonderry be sought.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C50/12) [20.109]

SUBJECT: WHO WHAT AND WHERE

REPORT (C.L.)

The 1988 edition of "Who What and Where", a list of community groups and organisations operating in the Shire of Hawkesbury, has been published.

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The last edition was produced in 1985 and sold for \$2 each, with the groups listed offered one (1) free copy.

The current price listed in Fees and Charges for 1988 is \$2. However, it is suggested that in view of production costs which include staff preparation, checking and proofing information, printing and collating, that the price should be increased to \$5 and that free copies not be available, other than those required under copyright deposit.

The 1988 publication has 130 pages, lists over 456 groups and organisations operating in the Shire, is divided into 15 categories and is indexed.

Recommendation

That the cost of the "Who What and Where" be increased to \$5 (five) per copy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C47) [20.110]

SUBJECT: COMPUTER SYSTEM AND ENVIRONMENT IMPROVEMENTS

REPORT (S.C.)

In August 1985, Council accepted the tender of Samaka Australia Pty Ltd for the provision of computer hardware and software to meet the current and short-term computing requirements. The system was accepted for software being developed by Samaka Australia Pty Ltd and being processed on to Digital computers.

It was indicated at that time that Council should not expect to achieve greater than 5 years from the installation of this computer system, as both the expansion of Council's computer needs and the changing technology could not be expected to extend beyond that point. The expansion of Council's computer services has been such that, as previously reported, a staff working party has been established to analyse Council's existing and future requirements for computer facilities with the intent of developing a specification to enable a tender document to be produced in early 1989.

For some time now, considerable difficulties have been experienced through interruptions to the power supply for the computer facilities. This has been particularly evident with electrical storm activity as well as other general power interruptions. Most of the major computer installations throughout the industry now have installed uninterruptible power supplies to maintain continuous computing services. This is generally in the form of battery back-up systems or battery back-up and power generator facilities which provide sufficient power to enable the computer to be 'shut down' logically or provide a continuous supply until normal power is restored.

Sudden interruptions to the power supply often result in major corruption to the data held on the system and the frequent power surges can cause major malfunctions in the computer hardware itself. The result is a considerable loss of administrative staff time due to a heavy dependence on computer facilities. These power failures have resulted in an interruption to the computer system for up to 3 days at a time, and some parts of the service have been unusable for periods in excess of a week. As can be appreciated, the reliance on Council's computing services requiring information for not only staff processing but also public information, places a demand on the system for a totally continuous service. This is not only during office hours but also the use of the system for overnight processing runs.

It is proposed that a battery back-up system with appropriate software be installed as it is felt that the cost of a power generating unit would not be cost efficient at this stage. This system would provide approximately 20 minutes of power before the computer would 'shut down' automatically if the normal power was not restored within that time. In addition, the operating and applications programmes would be protected from corruption and reprocessing of data be continued when normal power became available.

The battery back-up facility is designed so that it can normally be transferred from one computer system to another without any major alterations. In the event that Council calls tenders next year, the change to an alternative computer system would not require major changes to the proposed battery back-up system.

In addition to failures from power interruptions, Council has experienced some problems with the configuration of the computer hardware and its layout of electrical cables and equipment within the computer framework. An investigation has been carried out as to causes which would contribute to the occurrence of these failures. Engineers of Digital Equipment Corporation have provided Council with a report which indicates that there are certain environmental considerations within the computer system itself which requires rectification to enable the system to function effectively. A frequent problem is the overheating of the system, although independently air-conditioned from the main air-conditioning unit, has resulted in fatigue and failure of electrical components. It is proposed that improvements to the computer configuration be carried out by some electrical re-wiring, provision of additional computer cabinets and re-configuration of hardware devices. This should alleviate the major problems and conform with the environmental requirements of the maintenance contract.

Quotations have been obtained for the purchase of a battery back-up system and the improvements to the environment and re-configuration of the computer hardware which would amount to a total cost of \$54,543. Although funds have not been provided for these improvements to the computer system, it is felt that it is such an urgent and important matter to the continuation of the computing facilities that the funds should be provided by internal borrowing. In 1985, Council borrowed funds for the purchase of the computer system from the Workers Compensation Reserve, repayable over 5 years at the then current borrowing rate available to Local Government. It is felt that the same borrowing process should be adopted in this instance, however, the amount to be repaid over 3 years.

Recommendation

That Council accept the offer of Samaka (Australia) Pty Ltd to install a battery back-up system with computer software in the amount of \$44,300 (forty four thousand three hundred) and carry out the improvements to the computing hardware configuration quoted by Digital Equipment Corporation (Australia) Pty Ltd in the amount of \$10,243 (ten thousand two hundred and forty three), and the funds be borrowed from the Workers Compensation Reserve repayable over 3 (three) years at the current interest available to Local Government.

Item 9 of the Supplementary Report to this meeting was considered at this stage.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL ACCEPT the quotation by Digital Equipment Corporation (Australia) Pty.Ltd. in the amount of \$10,243 (ten thousand two hundred and forty three), and the funds borrowed by the Workers' Compensation Reserve repayable over 3 (three) years at the current interest available to Local Government.

ITEM 5: (File P179) [20.111]

SUBJECT: SWIMMING CENTRES

REPORT (S.C.)

The operation of Council's swimming centres has shown an increasing shortfall of income as to expenditure, and while it is realised that such facilities are a valuable attribute to the amenity of the community and as such obviously worth some cost, it is important that the operation be subject to regular review in order to reduce this cost as far as practicable.

The centres provide facilities not only for general recreational swimming, but also cater for school summer time sport days, school carnivals, swimming club general activities, coaching, training, competitive swimming and inter club meetings and carnivals. Income from gate receipts is variable depending on weather conditions, however, there is little doubt that the current charges of 60 cents for adults and 20 cents for school children are very low and unrealistic in view of the operating costs.

Recent enquiry has revealed the following charges are currently applicable in surrounding areas:-

	<u>Adults</u>	<u>Children</u>
Lithgow (Presently under review)	50c	50c
Blue Mountains	60c	40c
Penrith (Presently under review)	60c	60c

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Blacktown (Presently under review)	60c	30c
Camden	70c	40c

It can be seen that some pools now have the same entry charge for both adults and school children and there appears to be some advantage in this approach, principally it overcomes the need to challenge young adults as to whether they have left school and in busy times both turnstiles can be fully utilised.

Based on last season's attendances the following charges could be expected to produce the following increase in revenue in a full season:-

<u>Adults</u>	<u>School Children</u>	<u>Est. Increased Revenue</u>
80c	40c	\$33,930
60c	60c	\$50,895
50c	50c	\$36,930

It should be noted that any increase in admission charges for school children will require modification of our turnstile at each centre at a total estimated cost of \$2,500. Additionally, variations to the adult charge involving multi value coins will involve similar modification to the other two turnstiles.

With regard to the question of family tickets, one of the major disadvantages of this arrangement in a relatively large community is its proneness to abuse as most people are unlikely to be personally known to the attendant and tickets are likely to be passed around with friends and the like. Another disadvantage is the likely cost of a family ticket, to be realistic of its value would only be of advantage to those families in a financial situation to be able to afford the original outlay. For example, a family where members would be likely to attend the pool a total average of say 25 times per week would represent a total of 650 admissions over the 26 week season. At 50c per admission the value of the ticket would be \$225 and allowing for say a 20% discount for 'up front' payment, the price of the ticket would need to be of the order of \$260.

There are other practices in place which in aggregate have a significant effect on revenue and it is suggested that they be reviewed. These are:-

- (a) Four free days each season, ie, first and last days of the season and Boxing Day and Australia Day.
- (b) Two free carnivals each season to each of the swimming clubs.
- (c) Free entry to the pools for the early morning (6.30am) session.

This free session is to the benefit mainly of members of the swimming clubs who train twice daily. There are not large numbers involved and if fees were to rise significantly it would place a severe burden on these people if the free session was discontinued.

In addition, the swimming clubs hold their club night on Friday evenings, which in the middle part of the season when the pools generally stay open later prevents general swimming and its associated revenue. It is suggested that negotiations take place with the clubs with a view to them holding their activities on Saturday mornings when attendances by the public are minimal.

Recommendation

1. The following charges be applicable from the beginning of 1988/89 season.

<u>Admissions</u>	<u>New Charge</u>	<u>Existing Charge</u>
Adults	50c (fifty)	60c (sixty)
Children (attending school)	50c (fifty)	20c (twenty)
Pensioners	50c (fifty)	20c (twenty)
Pre-school Children	Free	Free
Half Day Carnival	\$70 (seventy) (plus turnstile takings)	\$70 (seventy)
Full day or evening Carnival	\$100 (one hundred) (plus turnstile takings)	\$100 (one hundred)

2. The free use relating to:-

- (i) four days per season;
- (ii) two carnivals per season per swimming club

be discontinued.

3. Negotiations take place with the swimming clubs with a view to them conducting their club activities on Saturday mornings.

COMMITTEE'S RECOMMENDATION

1. THE FOLLOWING CHARGES be applicable from the beginning of 1988/89 season.

<u>Admissions</u>	<u>New Charge</u>
Adults	\$1.00 (one dollar)
Children (attending school)	50c (fifty)
Pensioners	50c (fifty)
Pre-school Children	Free
Half Day Carnival	\$70 (seventy) (plus turnstile takings)
Full day or evening Carnival	\$100 (one hundred) (plus turnstile takings)

2. The free use relating to:-

- (i) four days per season;
- (ii) two carnivals per season per swimming club

be discontinued.

3. Negotiations take place with the swimming clubs with a view to them conducting their club activities on Saturday mornings.

4. That a report be submitted on the feasibility and expressions of interest in relation to leasing from the end of 1989 season.

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ITEM 6: (File G95/15) [20.112]

SUBJECT: DEPARTMENT OF SPORT, RECREATION AND RACING -
CAPITAL ASSISTANCE PROGRAMME 1988/89REPORT (S.C.)

The Department has announced this year's Capital Assistance Programme which provides funding on a 50:50 basis to Councils and community organisations to develop sporting and recreational facilities. The scheme has been advertised with applications to be received by Council on or before 29th July 1988. The guidelines indicate that high priority will be given to projects:-

- (i) where multi-purpose or flexible usage is planned;
- (ii) which will be used by a wide cross-section of the community;
- (iii) which are developing in response to expressed or obvious local needs;
- (iv) which are supported by Local Government and the community;
- (v) where local funds will be involved;
- (vi) where suitable long-term management arrangements have been devised;
- (vii) where applicants can demonstrate the financial capacity to meet ongoing maintenance and replacement costs.

A report will be submitted to Council for determination of priorities for Council and Community Projects preceding the submission to the Department.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 337(w) [20.113]

SUBJECT: RENEWAL OF LEASE ON RESERVE 81554 RICHMOND GOLF
CLUB LIMITEDREPORT (S.C.)

The existing 10 year lease for the Richmond Golf Club land expires on 29th June, 1989 and the Club has requested the renewal of the lease for the maximum period of ten years, on the same terms and conditions as the existing lease.

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The annual rent has been re-assessed in view of the terms of the lease by Council's valuer at \$2500 per annum plus rates, taxes and insurances with the rent adjusted to Consumer Price Index as in the existing lease.

The Club has agreed to the increased rent as assessed, and expressed its appreciation for the continued interest by the Shire Council in the Club.

A draft copy of the lease agreement should be forwarded to the Land Board Office for approval in principle with three (3) copies of the signed lease agreement forwarded for endorsement by the Minister.

Recommendation

1. That Council agree to lease Reserve 81554 Richmond to the Richmond Golf Club Ltd on the same conditions as the existing lease with the annual rent increased to \$2500 (two thousand five hundred) per annum subject to annual CPI adjustments and subject to the Club paying all rates, taxes and insurances. The term of the lease to be 10 (ten) years from 1st July, 1989 to 30th June, 1999.
2. That the draft lease be forwarded to the Land Board Office for approval in principle and the signed lease agreement be forwarded for endorsement by the Minister.
3. All documents be executed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: [20.114]

SUBJECT: CORRESPONDENCE SUBMITTED FOR INFORMATION

1. MINISTER FOR THE ARTS AND TERRITORIES - CHARGES ON INTER-LIBRARY LOANS OF LIBRARY MATERIAL. L125/21

Advising that the National Library of Australia Council decided that it should apply the standard charge recommended by the Australian Advisory Council on Bibliographic Services to inter-library loans from the National Library.

(C.L. - This is in response to Council's concern about the charging of \$6 for inter-library loans and its request to the Government to take action in relation to the National Library for the adoption of this charge).

2. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 9/1988. C44/2

1. Chief Clerk and/or Accountant

Councils have previously been informed of claims by the Local Government Clerks' Association for the inclusion of Assistant Deputy Town/Shire Clerks and Treasurer, or similar titled positions in the Local Government Salaried Officers' Award and in a new award, the Local Government (Senior Administrative Officers) Award and by the Municipal Employees' Union for the inclusion of these classifications in the Local Government Senior Officers' Award.

Discussions have taken place between the Local Government Unions and whilst there has been no agreement as to which would be the appropriate award, the Local Government Clerks' Association is pressing the claim to achieve award recognition for the two classifications.

2. New Essential Services Bill 1988

On 31st May, 1988 the New South Wales Government introduced the Essential Services Bill 1988 which aims to allow the government to protect the community from disruption of essential services arising from industrial action. The Bill includes broad definitions of "essential services". Of particular interest to Local Government are; the production, supply or distribution of any form of energy, power or fuel or of energy, power or fuel resources, the provision of public health services, the provision of garbage, sanitary cleaning or sewerage services, the supply or distribution of water and the provision of any service necessary for a service referred to before. In addition there is a provision for the government to declare any industry "essential".

Under the Bill, the Government would have the power to order Unions and industries to return to work "to ensure the proper provision of an essential service". Various consequences may then follow from failure to comply with such an order. The registration of a union may be cancelled or suspended. If the registration is cancelled the Industrial Registrar is prohibited from re-registering the union for 3 years.

The Bill also provides for fines of \$1,000 per day, the appointment of a receiver if the fine remains unpaid, the exclusion from unions of members defying orders made under the legislation and stand-down provisions for employees who, due to the essential service disruption, were unable to be usefully employed for 5 days.

3. Occupational Health and Safety Act 1983 - Employers Rights

As well as being aware of its own obligations under the Occupational Health and Safety Act, 1983, Council should also understand the corresponding obligations imposed on its employees.

Section 19 of the Act places a duty on employees to take reasonable care for the health and safety of other employees and to co-operate with the employer in complying with any requirement imposed in the interests of health safety and welfare. The penalty for not complying with the Section is a \$2,000 fine. Section 20 provides the same penalty for intentional or reckless interference or misuse of safety equipment.

Under Section 48 (i)(b) of the Act, the Secretary of a registered industrial union may launch proceedings in an occupational health and safety matter where a member is concerned.

As the Local Government Association and the Shires Association are registered industrial unions of employers it is possible that they could launch a prosecution against an offending employee on behalf of a member Council. Council's obligation under the Act is not just to have safety procedures in place but to police their strict implementation. At common law employees have a duty to obey any reasonable and lawful instruction of the employer. Council's supervisors should keep clear diary notes of employees disobeying Council's safety procedures and of cautions issued as a result of such breaches. The correct safety procedure should be clearly outlined to the employee in breach. Failure to obey such instructions, depending upon the gravity of the circumstances, may result in either suspension or disciplinary action with a view to suspension if the offence is repeated.

Council should, however, be mindful that the Act has a \$10,000 penalty for unlawful dismissal. Unlawful dismissals under the Act are defined as terminations made because an employee makes a complaint about a matter which he considers is not safe or is a risk to health, or is a member of a safety committee or exercises any of his functions as such a member.

(S.C. - Council has established an Occupational Health and Safety Committee constituting Department Heads and Staff Representatives to recommend and monitor safe work practices and working environments. In addition, a Safety Insurance and Risk Officer has been appointed since 1983 which has achieved a significant reduction in work related accidents, particularly since the obtaining of the Self Insurer's Licence for Workers' Compensation. It may also be recollected that in 1987 Council was awarded the Local Government Initiative Award for a specific programme developed in relation to work safety practices.)

4. Industrial Democracy

In response to the Federal Governments' 1986 Green Paper on Industrial Democracy and Employee Participation the Confederation of Australian Industry and Australian Council of Trade Unions have released a "Joint Statement on Participative Practices". The Statement has been endorsed by the Federal Government.

The C.A.I. and A.C.T.U. are primarily responsible for the implementation of the Statement's objectives, although the Federal Government recognises that it also has a major role to play. The Government envisages its support taking the form of: the provision of information, the provision of expert assistance and advice, active encouragement of specific participative developments with the potential for adoption in other work places and development of appropriate facilitative measures.

No set format for participative schemes has been given, the Joint Statement merely sets out guidelines and desired objectives. No enforcing legislation is envisaged in the near future, although the Joint Statement makes it clear that a monitoring procedure should be established. If no progress towards the Statement's implementation is made within eighteen (18) months, discussions will be held between the C.A.I., A.C.T.U. and Federal Government to discuss appropriate supportive action.

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The Statement lists various participative practices that employers may adopt to suit their individual needs. One of the practices listed is information sharing.

The mechanisms suggested for information sharing include, inhouse publications, audio-visual publications, reports to employees, notice boards, suggestion boxes, briefing sessions, regular work place meetings and employer/employee consultative committees.

Another of the participative practices mentioned that may be relevant to Local Government is consultation either directly with employees or via representative mechanisms. The Statement envisages consultation on matters such as changes to job design and work organisation, quality and cost improvement, training and skills development, employee amenities and personnel practices.

Councils method of implementing employee participation is, therefore, at their discretion.

(S.C. - Initiatives have been taken in recent years by the appointment of a Personnel Officer and the establishment of a Staff and Industrial Committee with representatives from each of the major work locations.)

5. Occupational Health and Safety (Pest Control) Regulation 1988

Following the Association's application to the Director of the Division of Occupational Health, Dr. Nolan, a temporary exemption from the Regulation has been granted.

Until the application has been more fully considered by the Licencing Committee, Councils may continue with their current practices.

Council's comments on the above and information relating to the use of pesticides are required to make out a successful case for exemption before the Licencing Committee.

(D.S.E. - All pest control works are undertaken by licensed contractors.)

6. Public Holidays

The following is a list of Statutory Public Holidays to be observed in the State of New South Wales for the remainder of 1988 and for the year of 1989, as advised by the Department of Local Government.

1988

Bank Holiday	Monday	1 August 1988
Labour Day	Monday	3 October 1988
Christmas Day	Monday	26 December 1988
Boxing Day Holiday	Tuesday	27 December 1988

1989

New Year's Day	* Monday	2 January 1989
Australia Day	Thursday	26 January 1989
Good Friday	Friday	24 March 1989

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Easter Saturday	Saturday	25 March 1989
Easter Monday	Monday	27 March 1989
Anzac Day	Tuesday	25 April 1989
Queen's Birthday	* Monday	12 June 1989
Bank Holiday	Monday	7 August 1989
Labour Day	Monday	2 October 1989
Christmas Day	Monday	25 December 1989
Boxing Day	Tuesday	26 December 1989

* To be proclaimed

7. Workers Compensation - Occupational Rehabilitation Programmes

A key part of the Workcover legislation implemented on 1st July 1987 was the introduction of work place-based rehabilitation programmes. As a result the New South Wales Government has issued the "Guidelines for work-place based occupational rehabilitation programmes".

Copies of the "Guidelines" and a pamphlet "Helping Employees Back to Work - information for large businesses" have been enclosed with the General Circular for Council's information.

(S.C. - A programme for rehabilitation has been developed and is managed as part of the Workers' Compensation programme.)

3. LILLIAN FRANCES SHAW V. HAWKESBURY SHIRE COUNCIL - ORDINARY STATEMENT OF CLAIM. I112/5

Submitting a claim for \$100,000 for damages incurred in tripping on footpath Windsor Street, Richmond.

(S.C. - Works were being undertaken by Telecom Australia in this general area and the matter has been submitted to Council's Insurance Brokers.)

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File C47)

SUBJECT: COMPUTER SYSTEM - POWER BACKUP SYSTEM

The Committee is referred to the report on this matter at Item 4 page 49. At this stage, additional specialist advice is being sought regarding the power system and it is suggested that this part of the report be

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withdrawn but it is still recommended that the hardware configuration proceed and the recommendation is, therefore, as follows:

Recommendation

That Council accept the quotation by Digital Equipment Corporation (Australia) Pty. Ltd. in the amount of \$10,243 (ten thousand two hundred and forty three), and the funds borrowed from the Workers' Compensation Reserve repayable over 3 (three) years at the current interest available to Local Government.

COMMITTEE'S RECOMMENDATION

See Item No. 4.

QUESTIONS WITHOUT NOTICE [20.115]

Councillor Rotherham asked if the Parks Superintendent could inspect the the property owned by Mr. Yeo on Greens Road, just beyond the bridge to nowhere. He stated that he has been told that there is a lot of clearing being done and asked if this is being done with or without Council's approval.

Councillor Stubbs asked if the Engineer could indicate when the works programme for the intersection of Buckingham and Bathurst Streets will be undertaken.

The Engineer undertook to advise Councillor Stubbs.

Councillor Mackay suggested that consideration be given to dealing with Questions Without Notice at the commencement of meetings.

The President stated that the suggestion would be looked at critically.

Councillor Mackay referred to a large hole at the intersection of Stewart Street and McKellar Crescent, South Windsor. He said that it is encroaching too close to the road.

Councillor Sledge asked if Council had any estimate of cost of the latest flood damage on top of the first flood damage.

The Shire Clerk/General Manager advised that the estimated cost is \$600,000, mainly because the repair work had not been completed from the earlier flood.

The President stated that the all-up figure was \$2.5 million.

Councillor Sledge asked if Council had any indication as to whether it would receive any money from the State Flood Damage Grants.

The Shire Clerk/General Manager advised that Council has received \$209,000 and the indication was that the rest would be paid.

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Councillor Books asked if the Engineer could bring forward a report on Cooley's Creek at Cornwallis. He stated that on the downstream side of the Creek there has been a lot of soil moved off the bank. He asked if this work could be included in a flood damage or flood mitigation programme. He asked if this could be looked at as well as the desnagging of the creek.

Councillor Books requested an inspection of the flood damage at Cornwallis.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL INSPECT the flood damage at Cornwallis this afternoon.

The Committee inspected the flood damage at 2.45 p.m.

Councillor Benson referred to his previous request for repair work to be carried out on Hagerty's Lane, Pitt Town and asked why this work had not been done.

The Shire Engineer advised in regard to Hagerty's Lane as referred to by Councillor Benson, that this is now a private entrance. An alternative road was put in to serve the properties at the rear. The private entrance is also used, he believed, as the entrance to the Pitt Town Exchange. In respect to the repair of the pipeline, negotiations have been held with Telecom and the local residents and Telecom has issued an order to carry out the repairs. The reason that the work has not done is that staff have been involved in other works of higher priority.

Councillor Benson asked if Council had received any reply from the Minister of Mines in relation to the removal of Pitt Town from Sydney R.E.P. No. 9 in regard to the sand extraction.

The President stated that it was felt that it might be necessary to call a Special Meeting of Council on that question to look critically at the areas of contest.

The Shire Clerk/General Manager stated that Council had received a reply this week from the Minister for Local Government, who is also the Minister for Planning, advising that he would not remove Pitt Town from R.E.P. No. 9.

The President advised that the Minister stated that when the matter first came before Council, because there were no objections received as to the removal of Section 9, for that reason he saw no cause to alter the zoning.

Councillor Denne asked if anything further had been received in reference to the Richmond Park and having the lights installed.

The Shire Engineer advised that Council still had not received approval to go ahead with the lights. He stated that it is subject to the completion

of the plan of management, the draft of which has been completed and is now being finalised with a view to it being submitted to the Department.

Councillor Denne stated that in Grose Vale Road, North Richmond on the eastern side just up from the Take-Away Food store between the cement paving and the kerb and gutter, there is a hole about 8/12" deep. She stated that it is extremely difficult to see the hole at night time.

Councillor Denne stated that there is water flowing between L.J.Hooker's Real Estate Agency and the Professional Real Estate Agency. She stated that it is flowing right across the footpath, onto the grass and then into the gutters and onto the road.

Councillor Denne stated that on the corner of Riverview Street and Grose Vale Road, after the slightest bit of rain, it is just a bog and cannot be walked upon. She stated that pedestrians have to walk out onto the road and as this is a very busy intersection, it is quite dangerous.

Councillor Sheather referred to Walmsley Road, Wiseman's Ferry. He stated that since Easter people have been driving through large lengths of water lying across their properties. He stated that it needs clearing out, and that with the use it is getting, the silt has built up. He pointed out that, with the recent rain that has been experienced, the water is a lot higher than it normally is in the swamp.

Councillor Sheather referred to the bus shelter on the top of Cobcroft's Hill at the corner of Church Road. He stated that it obstructs the view of motorists coming out of Church Road, it is not used for the purpose for which it was put there, and the bus does not stop there as it is in a dangerous position.

Councillor Sheather stated that on Pitt Town Ferry Road there is a large expanse of water which collects all the runoff from Wilberforce on the Lowlands and asked if this could be included as a flood mitigation project.

Councillor Sheather referred to the cedar trees given to Council and asked how many are left.

The Shire Engineer advised that all the trees have been distributed. The last action, he recalls, is that a list was supplied to Mr. York on deliveries to the schools and he is trying to fulfil that order.

Councillor Sheather stated that there are very deep washouts on the Terrace Hill coming up The Terrace, North Richmond from the bridge up to just around the corner where the road straightens out and are in need of repair.

Councillor Sheather referred to the sand extraction on Sackville North in Baulkham Hills Shire. He referred to representations he had received and drew attention to a number of statements in a document he had within his possession. He stated that the Baulkham Hills Council had placed a \$1.00 levy on each tonne of material which is taken out of Sackville North and the traffic is then directed across Sackville Ferry and through the Hawkesbury Shire. He stated that the residents approached the Baulkham Hills Council to indicate that they wanted to voice a view at the Council meeting. He referred to the problems that this Council has in relation to roads and their use by heavy trucks passing through.

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The President suggested that the matter be submitted to the next Ordinary meeting of Council for determination.

Councillor Denne asked if the matter could be handled as a matter of urgency with the senior staff.

The President agreed that this be done in the meantime and asked Councillor Sheather to supply the material to the Engineer.

The meeting terminated at 12.40 p.m.

Minutes of the Meeting of the Urban/Rural Land Subdivisions Committee held in the Council Chambers, Windsor, on Tuesday, 19th July, 1988 commencing at 5.00 p.m.

PRESENT : Councillor J.J.Horrex, President, and Councillors R.C.Bazeley and L.C. Sheather, the Shire Clerk/General Manager, G.M.McCully.

Apologies were received from Councillors H.J.M.Books and R.F.Rotherham.

RESOLVED on the motion of Councillor Sheather seconded by Councillor Bazeley that the apologies be accepted.

URBAN/RURAL SUBDIVISION CONDITIONS. S210 [65.05] ✓

RESOLVED on the motion of Councillor Bazeley seconded by Councillor Sheather :

1. Recommended that Council adopt the following as general interim physical conditions for the various forms of subdivision and then deal with any problems as they arise
 - residential
half road construction kerb and gutter for the full frontage of the lot, drainage, footpaving where necessary, reticulated sewerage and water where available, underground electricity and telephones. Where above ground electricity is in the street then this be accepted as the basis of the service
 - rural
for small rural lots contribution to construction to provide access to the site from the nearest sealed road, half road construction sealed for the full frontage of the development with the provision of drainage, electricity, telephone and reticulated water where available.
for larger lots construction of road for frontage of lots (half width) with electricity and telephone.
2. Where drainage and other matters do not directly relate to the frontage of the land to be subdivided then these to be reported to Council with recommendations. When Council has adopted a policy as per the standard downstream drainage charge for the South Windsor area, then this to be incorporated in the approval.
3. Where Crown and reserve roads are involved the approval to include full construction of the road for the full frontage of the subdivision and to the nearest Council road. Following full construction Council to undertake dedication of the road.
4. The current interim engineering guidelines for subdivision to be finalised and reported to the Committee within three months.
5. There is to be a report to the Committee on the existing ratios required for subdivision lots particularly industrial lots and considering the issue of parking and other on site issues to alleviate subsequent development encroaching and interfering with adjoining land.

6. There is to be a report to the Committee regarding a policy for Section 94 contributions, particularly as they relate to subdivisions and to incorporate consideration for those matters that are external to the subdivision and including such issues as traffic facilities in the locality.

The meeting terminated at 6.20 p.m.

Submitted to and confirmed at the meeting of the Urban/Rural Land Subdivisions Committee meeting held on

.....President

Report of the Local Traffic Committee Meeting held on Friday, 22nd July, 1988 in the Council Chambers at 10.00am.

PRESENT: Councillor H.J.M Books, Chairman
Sgt. R. Pakes, NSW Police
Constable S. Blacklock, NSW Police
Mr. G. Smith, Department of Main Roads
Mr. P. Mahendran, Department of Motor Transport
Mr. C. Daley, Deputy Shire Engineer
Mr. M. Coulter, Deputy Shire Planner

APOLOGIES: Mr. J.R. Gilmore, Shire Engineer

CONFIRMATION OF MINUTES:

Moved by Sgt. R. Pakes, seconded by Mr. G. Smith that the Minutes of the previous meeting held on 17th June, 1988, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 310/88) [70.328]
APPLICANT: MR. ROBERT PONT
LAND & LOCATION: LOT 4 DP 220236 WINDSOR ROAD, VINEYARD
SUBJECT: PROPOSED CHINESE RESTAURANT REDEVELOPMENT.
FLOOR AREA - 824M²

COMMITTEE'S RECOMMENDATION

THAT THE DEVELOPER be advised that the ingress should be located 105m from Bandon Road to avoid the conflict of traffic turning into Bandon Road, with construction of the ingress to be to the requirements of the Department of Main Roads.

ITEM 2: (File DA 401/88) [70.329]
APPLICANT: DEPARTMENT OF HOUSING
LAND & LOCATION: LOT 359 DP 723629 SIRIUS DRIVE, BLIGH PARK
SUBJECT: NEIGHBOURHOOD SHOPPING CENTRE - SUPERMARKET
WITH NINE (9) SHOPS

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be relisted for consideration at the next Committee Meeting.

CORRESPONDENCE

ITEM 1: (File S196/18) [70.330]

CORRESPONDENT: RICHMOND NORTH PRIMARY SCHOOL P & C ASSOCIATION

SUBJECT: ELIZABETH STREET, NORTH RICHMOND

Request for school crossing together with "No Stopping" signs each side of the crossing on both sides of the road.

COMMITTEE'S RECOMMENDATION

THAT A SCHOOL crossing with "No Stopping" zones each side of the crossing be provided.

ITEM 2: (File S196/18) [70.331]

CORRESPONDENT: RICHMOND NORTH PRIMARY SCHOOL P & C ASSOCIATION

SUBJECT: ELIZABETH STREET, NORTH RICHMOND

Establishment of "No Standing" zone at intersection with Charles Street.

COMMITTEE'S RECOMMENDATION

THAT A "NO Standing" zone be provided for a distance of 10 metres to the east of Charles Street on both sides of Elizabeth Street.

ITEM 3: (File S196/18) [70.332]

CORRESPONDENT: RICHMOND NORTH PRIMARY SCHOOL P & C ASSOCIATION

SUBJECT: ELIZABETH STREET, NORTH RICHMOND

Change existing "No Parking" zones to "No Standing" zone 8.00am - 9.30am and 2.00pm - 3.30pm.

COMMITTEE'S RECOMMENDATION

THAT THE EXISTING "No Parking" zone be altered to "No Standing" zone, 8.00am - 9.30am and 2.00pm - 3.30pm for school days only.

ITEM 4: (File S196/18) [70.333]

CORRESPONDENT: NORTH RICHMOND P & C ASSOCIATION

SUBJECT: GROSE VALE ROAD

Provide a "No Stopping" zone between Elizabeth Street and pedestrian crossing 8.00am - 9.30am and 2.00pm - 3.30pm.

COMMITTEE'S RECOMMENDATION

THAT "NO STOPPING" zone be provided in Grose Vale Road, west side, between Elizabeth Street and existing "No Stopping" sign at the pedestrian crossing 8.00am - 9.30am and 2.00pm - 3.30pm school days only.

ITEM 5: (File S196/18) [70.334]

CORRESPONDENT: NORTH RICHMOND P & C ASSOCIATION

SUBJECT: GROSE VALE ROAD

Request for new zig zag markings on road on approach to the pedestrian crossing.

COMMITTEE'S RECOMMENDATION

THAT ZIG-ZAG marking be provided on the road at the approach to the pedestrian crossing.

ITEM 6: (File S196/18) [70.335]

CORRESPONDENT: NORTH RICHMOND P & C ASSOCIATION

SUBJECT: WILLIAM STREET, NORTH RICHMOND

Requesting that the bus stop be relocated to the west of the existing location.

COMMITTEE'S RECOMMENDATION

THAT THE BUS stop be relocated 6 metres past the driveway to the school and that a "No Standing" zone be provided across the vehicular entry to the School.

ITEM 7: (File T225) [70.336]

CORRESPONDENT: TRAFFIC AUTHORITY OF NEW SOUTH WALES

SUBJECT: STATISTICS OF ROAD TRAFFIC ACCIDENTS

Forwarding the Statistical Statement for road traffic accident for 1987. Details in respect to Intersection Accidents for Hawkesbury Shire are as follows.

<u>Location</u>	<u>No. of Accidents</u>	<u>State Ranking</u>
Kable Street & Macquarie Street	20	237
Macquarie Street & Richmond Road	15	462
Bridge Street & Macquarie Street	15	512

Argyle Street & Macquarie Street	15	540
Bosworth Street & March Street	13	661
George Street & Richmond Road, South Windsor	13	
Lennox Street & Paget Street	12	736
East Market Street & Lennox Street	10	Not Ranked
March Street & West Market Street	10	" "
George Street and Richmond Road	10	" "
Bosworth Street & Windsor Street	9	" "
Bourke Street & Lennox Street	9	" "
Bourke Street & Windsor Street	9	" "
Fitzgerald Street & Macquarie Street	8	" "
Groves Avenue & Windsor Road	8	" "
Bridge Street & George Street	8	" "
Pitt Town Road & Windsor Road	7	" "
Macquarie Street & Suffolk Street	7	" "
George Street & Macquarie Street	6	" "
Baker Street & Macquarie Street	6	" "
Curtis Road & Windsor Road	6	" "
Drummond Street & Macquarie Street	5	" "
George Street & Woods Road	5	" "
Forbes Street & Mileham Street	5	" "
Level Crossing Road & Windsor Road	5	" "

The Department of Main Roads' representative commented on proposals for some of the intersections.

Kable Street and Macquarie Street -
Right turn arrow into Ross Street being investigated.

Bridge Street and Macquarie Street -
A restriction on right turn into Macquarie Street during the green phase for Bridge Street traffic.

Argyle Street and Macquarie Street -
Investigation into the need for traffic lights.

Bosworth Street and March Street -
Investigation into green arrow for traffic turning right from Bosworth Street into March Street proceeding west.

COMMITTEE'S RECOMMENDATION

THAT THE STATISTICS of Road Traffic Accidents be received.

ITEM 8: (File 665-518, 665-237) [70.337]

CORRESPONDENT: G. FARRANCE, PITT TOWN

SUBJECT: INTERSECTION OF BATHURST STREET, GRENVILLE STREET
AND ELDON STREET

Requesting parking restrictions to control illegal parking outside the Hotel on busy nights.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be relisted for consideration at the next Committee Meeting.

ITEM 9: (File C40/15, T225) [70.338]

CORRESPONDENT: MACQUARIE TOWNS FESTIVAL COMMITTEE

SUBJECT: FESTIVAL PARADE AND OPEN AIR FAIR - RICHMOND
17TH SEPTEMBER, 1988

- (a) Requesting that Windsor Street be closed for the Festival Parade between Chapel Street and East Market Street between 10.25am and 11.00am.
- (b) Requesting that Windsor Street be closed for the Festival Parade between West Market Street and East Market Street from 10.25am to 4.00pm for the Open Air Fair.
- (c) Requesting that there be "No Parking" restrictions in Windsor Street between Bosworth Street and East Market Street from 7.30am to 4.00pm.

COMMITTEE'S RECOMMENDATION

THAT:-

- a) Windsor Street be closed for the Festival Parade between Chapel Street and East Market Street between 10.25am and 11.00am.
- b) Windsor Street be closed between West Market Street and East Market Street from 10.25am to 4.00pm for the Open Air Fair.
- c) Parking be not permitted, with barriers only, erected between 7.30am to 11.30am along Windsor Street, between Bosworth Street and East Market Street.

ITEM 10: (File 665-236) [70.339]

CORRESPONDENT: MR. BUCKLEY

SUBJECT: WINDSOR COUNTRY VILLAGE - BANDON STREET

Requesting footpath as elderly people are having difficulty in traversing street.

Also requesting warning sign be erected for motorists, advising of elderly people in the area.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be relisted for consideration at the next Committee Meeting.

ITEM 11: (File 665-243) [70.340]

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: MR 184 BELLS LINE OF ROAD, NORTH RICHMOND

Requesting consideration for the provision of a pedestrian crossing in the vicinity of the Hanna Match/Toledo Steel factories.

COMMITTEE'S RECOMMENDATION

THE COMMITTEE DOES not support the installation of pedestrian crossings along this section of Bells Line of Road.

Next Meeting to be held on 19th August, 1988.

The Meeting terminated at 11.45am.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor on Tuesday, 26th July, 1988 at 7.30pm.

PRESENT: Councillor J.J. Horrex, Shire President, Chairman;
Councillor W.J. Mackay, Messrs N. Wenzel, R. Miller, J.R. Gilmore, Shire Engineer and C. Hamilton, Parks Superintendent.

APOLOGIES: Councillors G.G. Michael, R.F. Rotherham, Messrs I. McEwan and C. Todd.

Resolved on the motion of Mr. R. Miller, seconded by Mr. N. Wenzel that the apologies be accepted.

CONFIRMATION OF MINUTES

Resolved on the motion of Councillor W.J. Mackay seconded Mr. N. Wenzel that the Minutes of the Meeting of the 15th March, 1988, be confirmed.

CORRESPONDENCE

ITEM 1: (File 625-214) [30.24]

CORRESPONDENT: BRIGADIER J.A. HOOPER, PRIVATE SECRETARY TO HIS EXCELLENCY AIR MARSHAL SIR JAMES ROWLAND A.C., K.B.E., D.F.C., A.F.C., GOVERNOR OF N.S.W.

SUBJECT: BICENTENARY PARK OPENING

Advising that the Governor would be pleased to accept Council's invitation to open the Bicentenary Park at 5.00pm on Wednesday, 12th October, 1988.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL BE requested to proceed with the opening of the Park by the State Governor, His Excellency Air Marshal Sir James Rowland on Wednesday 12th October, 1988, at 5.00pm.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214) [30.25]

SUBJECT: KIOSK/TEA ROOMS

Landscaping, paving and associated works in respect to Kiosk/Tea Rooms has been completed. Fitting out of the building was undertaken by the successful tender, Callahans and the tea rooms are now in operation.

Work on the sewerage pump station including connection to the toilet block was finalised in conjunction with the building construction and waste effluent is now pumped through to the Windsor Sewerage Scheme.

With the completion of the pathways and re-evaluation of the provision of access for the disabled, the arrangements are now acceptable for wheelchair operation.

The area in front of the kiosk counter has been enclosed, further improving the amenity of the building.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT on the construction of the Kiosk/Tea Rooms be received.

QUESTIONS/GENERAL BUSINESS [30.26]

In consideration of the official name for the Park, the Committee recommended to Council the adoption of the following name:-

"Ham Common Bicentenary Park."

DATE OF NEXT MEETING

Tuesday 16th August, 1988, at 7.30pm at the Council Chambers.

The Meeting terminated at 8.25pm.

Minutes of the Meeting of Australiana Pioneer Village Committee held in the Council Chambers, Windsor, on Wednesday, 3rd August, 1988, commencing at 5.39pm.

PRESENT: Councillor J.J. Horrex, President; and Councillors
H.J.M. Books, P.E Gibson, W.J. Mackay, L.C. Sheather,
R.P. Stubbs.

The following recommendations were passed as resolutions of the Committee.

SHIRE CLERK/GENERAL MANAGER'S REPORT

1. PROPOSED LEASE OR SALE OF AUSTRALIANA PIONEER VILLAGE. C51/54 [65.07]

1. THAT MESSRS. ROLLEY and Young and representatives from Franklin Crest Pty. Ltd. be interviewed by the Australiana Pioneer Village Committee in the first instance.
2. That negotiations regarding the possible sale of Australiana Pioneer Village be pursued with interested parties subject to the terms and conditions contained in the specification and a further report on the result of such negotiations be submitted to the Australiana Pioneer Village Committee for consideration.

The meeting terminated at 6.11pm.

Submitted to and confirmed at the meeting of the Australiana Pioneer Village held on

.....
President

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 9TH AUGUST, 1988

President and Councillors:

FINANCE AND ADMINISTRATION

1. REQUEST BY LOCAL GOVERNMENT ASSOCIATION FOR COMMENTS ON FARMERS ASSOCIATION POLICY. C44/2

The Local Government Association has written enclosing copies of material of interest to Local Government that was discussed at the 1988 Conference of the Farmers Association of New South Wales. They indicate that time has not permitted the material to be evaluated and request any comments that Council may have to be forwarded. The documentation is quite extensive and is available to any Councillor upon request.

The following is a precis of comments relating to those areas that have some effect on Hawkesbury:

Local Government Inquiry

The Associations have called for an immediate and independent inquiry to investigate all aspects of expenditure and efficiency of Local Government with particular reference to - Financial Management - efficiency of staff and plant operations and cost of Government regulations on Councils.

The stated objective is to lower rates or improved levels of service, without rate increases. An attached document provides a letter from Consultants, Coopers and Lybrand WD Scott that conclude Councils could improve effectiveness and efficiency by

- effective corporate planning including new strategies for roads
- general management approach should be considered improving management organisation and accountability in Councils
- new senior positions particularly at the General Manager level should be by way of contract
- improved performance control and financial reporting systems are needed
- technical standards should be reviewed by Council as part of the planning process
- contracting out should be considered for labour intensive work particularly maintenance activities
- representations should be made to Government to reduce the level of regulations and look towards introducing a sunset clause repealing acts and ordinances at the expiry of say three years unless repealed earlier

- that the conclusions of the report should be further researched and developed.

The majority of the thrust here is supported with the exception of sunset clauses for the act and ordinances and contract for senior staff. The position of sunset clauses for the act and ordinances would need to be carefully assessed particularly if such a short term of three years was to be used. This initially can only be seen as producing a lot of repetitive and unnecessary work. It would be better to have a review process in identified areas. In relation to the contracting out of senior positions this matter is likely to be debated at length in the near future. Local Government exists in various sizes from very small to large Councils requiring a range in the expertise of the staff engaged. Recently in conjunction with the second tier increase agreement was made on discipline procedures and is considered that with appropriate staff appraisals the past problem that may have occurred in some areas of life time employment certainly does no longer apply. A problem with contractual arrangements is the cost involved and possible political alignment of staff particularly towards the end of the contract period.

Local Government Funding

A discussion paper that looks at the rating system and discusses need for a new system is included with the National Farmers Council carrying a motion seeking an alternative means of raising money for local government as the present system is inequitable. The Council endorses the concept of a per capita community charge to alleviate pressure on the present rate funding of local government.

In regard to this matter the views of Council as adopted by its Rating Review Committee should be forwarded.

Government Commitments

The organisation is vigorously pursuing the implementation of a number of commitments given by the Government including the allocation of the full New South Wales petrol franchise tax to road maintenance and the establishment of a Local Government Commission to review funding options and changes to the Local Government Act and a reinstatement of Federal Government grants to local government at 2% of income tax.

It is recommended that Council support this position.

Rural Rates - Section 118 Local Government Act

The Committee has developed an alternative proposal to replace the current rural land definition under the Local Government Act. The main provisions of the Association's proposal include "farm land" to be:

1. land on which primary production is carried out by a person(s) registered as a primary producer for taxation purposes; or
2. where there is no such registration, land determined to be for primary production by the Department of Agriculture; or

3. in other circumstances, land determined by the local Council to be primary production land.

The current definition of rural land under the Act is as follows:

- a. a parcel of ratable land which is valued as one assessment and exceeds 8,000m² in area and which is wholly or mainly used for the time being by the occupier for carrying on of one or more of the businesses or industries of grazing dairying pig farming poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops or any kind of forestry or
- b. an oyster farm within the meaning of the Fisheries and Oysters Farms Act, 1935.

Council has considered the position previously and adopted a position where it considers the definition should read as follows:

- (a) a parcel of ratable land which is valued as one assessment, exceeds 10 ha. in area and is wholly or mainly used for the time being for carrying on the business of grazing dairy farming forestry the growing of crops,
- (b) a parcel of ratable land which is valued as one assessment, exceeds 8,000m² in area and is wholly or mainly used for the time being of carrying on the business of viticulture orcharding horticulture vegetable growing pig farming poultry farming
- (c) an oyster farm within the meaning of the Fisheries and Oysters Farms Act, 1935.

The present definition in the act has caused many Councils considerable difficulties in assessing whether a property is wholly or mainly used for one of the purposes stated in the definition. A further difficulty is that it is a requirement that under the definition for the occupier of that property to be the person carrying on one or more of the businesses or industries referred to. It is considered that the proposed definition of the Farmers Association is too broad and could lead to inconsistencies in its administration. If the definition as proposed by the Council previously (including 14 other Councils following a seminar on the matter in 1983) and there was an addition to the Act whereby once a property qualified for the rural rating the only ongoing yearly requirement was for the completion of a declaration indicating that the circumstances had not changed then the present administration would be greatly eased. This would reduce quite significantly this Council's workload in administering rural rating and at the same time place the onus on the landowner to indicate when a change took place.

Environmental Planning

The Association indicates its endorsement of the Government's decision to return planning powers to local Councils in addition to review plans and policies currently in force. They also make the comment "we recommend that Councils do not need an LEP 'just for the sake of having one'".

Conservation

The Association points out the problem with land management practices and indicate the number of nominations that were received for the award of Excellence in Conservation Farming in New South Wales in 1988. The Associations are seeking increased tax incentives from the Federal Government for the following:

- a 100% tax deductibility in the year of expenditure for on-farm tree planting, fencing and other protection of trees
- continuation of the present 100% tax deduction in the year of expenditure for expenditure on soil conservation programmes, and
- reintroduction of the 100% tax deductibility in the year of expenditure for expenditure on water conservation, including the construction of dams, bores, and water reticulation systems.

They indicate that if land users do not tackle the problems of salinity, soil erosion and land degradation in a responsible manner, that it will be necessary for Governments to undertake this role.

It is recommended that Council indicate it supports the general proposition of land users being encouraged by State and Federal Governments to adequately tackle the problems of salinity, soil erosion and land degradation.

Crown Lands Legislative Amendments

The Association is seeking commitments to the following:

- provision for purchase of unused crown roads where no objections are made
- realignment of crown roads to avoid conflict with agricultural activities
- a more streamlined administrative and cost effective amalgamation process for two or more road permits within a property/valuation area, and
- the possible replacement of the current crown road system with a form of easement or restrictive covenant
- immediate and unconditional removal of provisions that allow areas of land to be retained in crown ownership upon application for conversion to purchase tenures, other than for roads.

Mining Act

The present Act prevents entry for exploration to agricultural land without landowners' consent. Amendments are proposed such that once approval is given it becomes irrevocable. On non-agricultural land, there is no right to refuse entry.

Apparently problems have occurred where explorers have disregarded the need for precautions. This and the problem of irrevocability have led to reluctance of landowners to agree to entry.

The Association has endorsed a new proposal that will apply to all rural land whereby agreement to entry will have to be made between the explorer and the landholder for a specific term and make certain conditions including points of entry and other conditions.

It is considered that Council should support this position.

The Association then indicates other issues that it has addressed including the Agricultural Holdings Act, Catchment Areas Protection Board Review (seeking increased farmer representation on the Board), Fencing Law Reform (calling for all statutory authorities to be subject to the provisions of the Dividing Fences Act), Reform of Law of Non-feasance (vigorously opposing any move to abolish this law), Wilderness Legislation (seeking a number of undertakings rendering wilderness legislation inoperable to all private freehold and leasehold land), Lands Acquisition Bill (providing for strengthened rights where land is acquired by the Commonwealth), Road Funding (seeking a major increase in the Federal Government's spending on local roads), Summary Offences Act, Land Conservation Council, Property Compensation Bill (requesting introduction of adequate compensation provisions for land resumed by the State), Government Intervention into land use planning (supporting the return of planning issues to local Councils), Coal Acquisition Act (indicating the repeal of this Act shortly), Constitutional Recognition of Local Government, National Parks, Consumer Claims Legislation, Wetlands (seeking a review of all boundaries where landholders dispute the existence of proper wetland areas), Forestry Commission (attempting to obtain commitments from the Forestry Commission in relation to management, financial contributions to local Councils and responsibilities to landholders where intensive forestry industry exists), World Heritage (opposing World Heritage listing of land which affects landholders without their consent and/or adequate compensation).

In relation to these matters it is considered that Council should indicate the problems that will occur in terms of significant cost if Councils are included in the provisions of the Dividing Fences Act, particularly in relation to roads and public reserves, support the position in the Law of Non-feasance, support the position regarding additional road funding, support the return of planning issues to local Councils.

IT IS RECOMMENDED THAT the Local Government Association be advised in terms of the report in relation to the matters of, Local Government management, Local Government funding (Council's resolutions in terms of the Rating Review Committee), proposed amendment to Section 118 regarding the definition of rural land and the subsequent administration of rural

rating and the positions in relation to the Mining Act, Law of Non-feasance, Road Funding and point out the problems in relation to the provisions of the Dividing Fences Act being subject to local government particularly in relation to roads and public reserves.

2. COUNCIL'S RADIO SYSTEM. B27/1

A major improvement to the radio system was proposed to be undertaken during 1989 providing a separate channel for bushfire operations and increased coverage for the base station at Kurrajong Heights.

It has now been possible to obtain the Commonwealth Department of Transport and Communications' approval to the new channel and approval to relocate the base station and associated equipment at Kurrajong Heights. It is most desirable that this work be carried out prior to the forthcoming bushfire season.

Some funds were provided in the 1988/89 Bushfire Estimates for this work but at this stage it is necessary to provide an additional \$6,500 to enable completion. It is recommended that this be allocated from the forthcoming Capital Works funding.

IT IS RECOMMENDED THAT \$6,500 (six thousand five hundred) be provided from the Capital Works funding to enable improvements to the Council's 2-way radio communication system to be carried out.

3. AUSTRALIANA PIONEER VILLAGE. C51/54

Set out below are the financial details relating to the operation of Australiana Pioneer Village during the month of July, 1988.

<u>Income</u>	\$ 5,825
<u>Expenditure</u>	
Building/grounds maintenance and animal food	5,195
Attendant's Wages	2,132
Demonstrations	2,622
Advertising and Printing	4,239

With regard to the expenditure, it is noted that a payment of \$4,060 was made to Color Craft Printing Pty. Ltd. representing 40,000 colour brochures delivered in May this year, however, invoiced and paid for in July. These brochures have been instrumental in Council's marketing strategy for the Village. It is envisaged that supply will be sufficient until at least the end of the year.

Attendances for the month of July were as follows:-

Adults	1209
School Children	1055
Pensioners	168

Although not as high as June, the attendance figures for July represent a significant increase on attendances for July, 1987. The floods early in the month contributed to reduced attendance figures, as did the school holiday period. Organised school excursion groups have proven to be a lucrative source of income for the Village, and the significance of this market is reflected in the figures detailed above.

Despite cooler weather, the "Lady Hawkesbury" made four (4) visits to Windsor, with a total of eighty five (85) passengers participating in tours of the Village.

Three (3) pensioner groups also visited the Village. As part of the recent marketing strategy adopted for the Village, senior citizens' organisations have been identified as important target groups. The increase in pensioner groups attending may well be a reflection of the success of this strategy.

Appreciation is extended to the Volunteer Bush Fire Brigade for its assistance in the official Village "clean-up" following the July floods. Fortunately, no flood damage was sustained to any buildings, fencing, or to the recently completed groundworks.

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

4. INSURANCE QUOTATION 1988-1989. I112

Council's Insurance policies fall due for renewal on 20th August, 1988.

Council's Insurance Broker, Sedgwick Abrahams Pty Ltd, have completed a marketing exercise and received quotations from the following insurance companies.

F.A.I. Insurance Ltd
 Royal Insurance Co.
 M.M.I. Ltd
 Cigna Insurance Ltd
 G.R.E. Insurance
 N.Z.I. Insurance
 Government Insurance Office Ltd
 Lombard Insurance Co.
 Q.B.E. Insurances
 Vigilant Insurance Co.
 Zurich Australia Insurance Co.
 Switzerland & General Insurance Co.

After considering all quotations the following companies have been selected as having the most competitive quotations and have been recommended by Sedgwick Abrahams Pty Ltd for acceptance by Council:-

PREMIUMS

<u>Type of Policy</u>	<u>87-88</u>	<u>88-89</u>	<u>Proposed Underwriters</u>
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Industrial Special Risks

Excess \$500	\$51,679.79	\$36,654.94	F.A.I. Insurance Ltd
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There is a reduction of \$15,024.65 on last year's premium. This was brought about by a much improved claims experience.

Motor Vehicle

Excess \$500	\$55,258.00	\$55,000.00	G.R.E. Insurance Ltd
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Fidelity Guarantee

Excess \$500	\$1,500.00	\$1,500.00	F.A.I. Insurance Ltd
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Householders and Houseowners

Excess Nil	\$1,223.00	\$1,223.00	F.A.I. Insurance Ltd
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Machinery and Boiler Explosion

Excess Nil	\$6,579.53	\$6,579.53	F.A.I. Insurance Ltd
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Livestock

Excess Nil	\$290.00	\$290.00	G.R.E. Insurance Ltd
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Marine Hull

Excess Nil	\$24,618.65	\$33,864.65	M.M.I. Insurance Ltd
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The increase of \$9,246.00 was brought about by industry trends and last year's claims experience.

Workers' Compensation Excess of Loss

Retention

\$350,000	\$42,000.00	\$20,000.00	Royal Insurance Co.
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The reduction of \$22,000.00 was due to Council increasing its retention from \$300,000 to \$350,000 as authorised by the State Compensation Board.

Public Liability

\$209,166.00	\$183,000.00	F.A.I. Insurance Co
Term	\$36,600	

Professional Indemnity

\$55,000.00	\$66,000.00	F.A.I. Insurance Co
Term	\$13,200	

Council will recall its recent decision to join with a number of other councils to form a Joint Insurance Authority for public liability and professional indemnity categories of insurance. As reported it is proposed that this will be effective from 31 October, 1988. Therefore, "bridging" cover has been arranged for the interim period, that is 20 August, 1988 to 31 October, 1988.

The actual premiums may vary slightly from those listed above as the underwriters quoted on last year's sums insured and there could be slight increases or decreases depending on the revaluation of Council's assets. This is normal in any renewal of Council's Insurances.

Overall, the rates charged by underwriters are less than that charged last year, and this result is primarily a consequence of the Council's claims experience for the 1987/88 insurance period.

IT IS RECOMMENDED THAT Sedgwick Abrahams Pty Ltd be instructed to renew Council's various insurances with the specified underwriters from their recommendation.

5. PROVISION OF FLOOD FREE ACCESS. B24, F84, H100

As a result of Council's resolution in the above matter the following response has been received from The Hon. K.R.Rozzoli, Speaker and Member for Hawkesbury:

"I acknowledge receipt of your letter of 28th June 1988, regarding the problems of the flood free access to the Shire west of the Hawkesbury River and of the various proposals to provide flood free access. I am more than happy to seek a deputation in this regard with the Minister for Transport who would seem to be the most appropriate Minister with whom to discuss the matter.

Perhaps I should say at this stage that I am presently changing my attitude towards the question of flood free access and believe that the changing pattern of flooding, principally generated by man-made changes, within the Hawkesbury Nepean catchment indicate that construction of higher level bridges and causeways is not necessarily the wisest course.

Flood-free access merely links the high ground and does not serve to mitigate in any way the effects of flooding in the low lying areas.

It is further a fact that any obstruction to the flood way can either exacerbate flooding in areas not previously flooded or lead to increased damage by channeling flow in an artificial manner.

I am also mindful of the opposition from residents of both Grose Wold and North Richmond to the construction of an access road to the Grose River bridge proposal in terms of the adverse effect it would have on the environment and amenity of that area.

Taking all these factors into account, together with the high cost of any major capital works, I believe there is an urgent need to consider the possibility of extensive flood mitigation works within the Hawkesbury River system.

In the latter regard I would be pleased to organise a deputation with The Hon. Mr. Tim Moore, M.P. with a view to discussing the question of flood mitigation with its multiple benefits.

Your advice in relation to this would be appreciated. In the meantime I will push ahead with arrangements for a deputation to meet Mr. Baird.

Thank you for bringing Council's concerns to my attention."

It is understood that the major proposal for alleviating flooding from the Warragamba System involves the construction of an additional dam at some significant cost. Flooding in the major urban areas of the Shire can result from a number of varying precipitation patterns, all of which would not be accounted for with this undertaking.

It is recommended that Council seek details of the proposals, particularly the time scale of their implementation.

IT IS RECOMMENDED THAT The Hon. K.R.Rozzoli be requested to advise on the flood mitigation proposals that are proposed to alleviate flooding of the Shire and particularly to advise of their likely time scale of implementation.

6. ELECTRIFICATION OF RIVERSTONE/RICHMOND RAILWAY LINE. R185/8

As a result of Council's representations in this matter, The Hon. K.R. Rozzoli, Speaker and Member for Hawkesbury has advised as follows:

"I wish to acknowledge receipt of your letter of 21 June, 1988 advising me that at its meeting of 14 June, 1988 Council unanimously resolved to make some strong representations to Local Members and the Government on the need for continued improvement of the rail system, and the access it provides in being the only public transport link from the Shire to the Metropolitan area.

I appreciate the sentiments expressed by your Council in respect of the benefits which occur across the community, however, I would like to correct some misinformation upon which your letter appears to be based.

Although a considerable amount of work has been undertaken on the railway line towards electrification, it does not constitute any more than approximately 30% of the work and expenditure necessary to complete the project, or for which materials or equipment has been commissioned and to which the Department is committed.

The re-appraisal of the electrification work is in line with the Government's strategy to reduce the overall tax burden with particular emphasis on containing debt costs which have been steadily increasing during recent years.

In the review of capital works programs conducted by the Government upon coming to power the proposal in its existing form represented the lowest cost benefit ratio of any capital works program in the state. As such the Government was not able to sustain its continuation.

It appears not to be widely understood that commuters using the Richmond rail service, should the proposed electrification have been completed, would still have to change trains at Riverstone.

The only rational electrification programme which could be implemented for the Richmond line would be the duplication as well as the electrification of the line from Blacktown to Richmond on a basis which integrates with the Metropolitan network. This would be many times more expensive than the current proposal, which is a single line electrification to operate as a shuttle service between Riverstone and Richmond.

I agree that steps should be taken to improve the service within reasonable economic bounds. To this end the Department is currently examining possible duplication of some lengths of the existing line, the installation of passing loops, improve the signalling and the replacement of existing diesel motors with modern units.

What Council should appreciate more than most bodies is that programs must demonstrate a reasonable cost benefit ratio to the public and that the "public service" element must be carefully balanced against other demands on the Government dollar.

Thank you for bringing Council views to my attention. I assure you that I will continue to work for improvement in the public transport facilities available to the Shire."

There were a number of indications that the electrification works were not such as to integrate the line with the Sydney Metropolitan grid. Recent advice indicates that this is not the position and that the shuttle service would operate purely for the convenience of time tabling and availability of rolling stock.

It is recommended that Council continue its strong representations to have the works completed.

IT IS RECOMMENDED THAT The Hon. K.R.Rozzoli be thanked for his advice regarding the electrification of the Riverstone/Richmond line and be advised that Council now understands the electrification works are such that the line would be integrated into the Sydney grid and that the shuttle service between Riverstone and Richmond would only remain on the basis of the availability of rolling stock and for the convenience of time tabling. Further that he be requested to advise the funds spent on the project to date including that for acquisition of materials not installed and what cost would be involved in completing the project. In addition that Council would appreciate details of the cost benefit analysis undertaken.

Further that Council considers the electrification of the line to be an important project for the district and continues its strong representations to have the works completed as soon as possible.

7. OPERATION OF CONTRACTS - COUNCIL RESPONSIBILITY FOR PAYMENT OF WAGES.
F81/5

The matter has been raised recently regarding the Council's responsibility in relation to payment of wages by contractors and specifically the vehicular ferry contracts.

The Industrial Arbitration Act, 1940, in part provides as follows:

"Any person who enters into a contract with a contractor for the carrying out by the contractor of any work involving the payment of wages shall be liable for the payment of such wages unless upon each payment made out to the commencement of the Industrial Arbitration (Amendment) Act, 1943, by him to the contractor in relation to the contract he receives a statement in writing signed by the contractor that no wages are due and owing by the contractor in respect of the work at the time of such payment. Any person who knowingly makes or signs a false statement that no wages are due or owing by him in respect of any work shall be liable to a penalty not exceeding \$500.00 or to imprisonment for not more than six months."

The Council requires on a regular basis and prior to progress claims being made a statement by the individual contractor that no wages are due and owing. Accordingly any employee aggrieved is entitled to seek advice regarding action in accordance with the Industrial Arbitration Act.

Specifically in relation to the ferry contracts a statutory declaration is required certifying a number of matters and including "all wages due to employees under the contract have been paid with satisfactory evidence that appropriate tax deductions have been made."

IT IS RECOMMENDED THAT the information be received.

8. PROPOSED ASSIGNMENT OF LEASE - SHOP 4 McGRATHS HILL SHOPPING CENTRE.
C51/6/D

Correspondence has been received from Mr Barlow, the lessee of Shop 4 within the McGraths Hill Shopping Centre complex advising that he is in the process of negotiating the sale of his newsagency business to Mr D Morse, and seeking Council's concurrence to the assignment of the current lease to Mr Morse.

The current lease is for a term of 3 years terminating on 30 June 1990 and the present rental is \$456.50 per month.

The intending purchaser of the business is aware of the terms and conditions of the subject lease and no objection is seen to the assignment of the lease to Mr Morse. In accordance with usual practice, Mr Morse will be asked to submit a letter of credit from a recognised financial authority in confirmation of his ability to meet his rental commitment pursuant to the terms of the lease.

IT IS RECOMMENDED THAT Council agree to the assignment of the lease in respect of Shop 4, McGraths Hill Shopping Centre, to Mr D Morse and that the Common Seal of Council be affixed to all necessary documentation.

9. PROPOSED LEASE OF PROPERTY 21 BAKER STREET, WINDSOR. C51/43/A

Correspondence has been received from Mrs Connelly of Scheyville Road, Maraylya, seeking approval to lease the Council owned premises at 21 Baker Street, Windsor, for the purpose of conducting a second-hand goods business. The applicant has also asked for an option to purchase the property.

At present the property is unoccupied and has been for a considerable time as Council was anticipating the property's acquisition by the developers of the former Hawkesbury Valley Motors' site.

However, it is now understood that such development will not be proceeding for some time due to various matters remaining unresolved between the developers and the Department of Environment and Planning. Accordingly, it is proposed that Council agree to lease the premises for a period of 2 years to the applicant and Council's valuer has advised that a weekly rental of \$225 (\$11,700 per annum) is appropriate. The developers are aware of the proposal to lease the premises.

It is considered appropriate to offer the applicant a lease for 1 year with an option to renew the lease for a further 1 year period with provision to terminate the lease with 6 months' notice from either party. An option to purchase the property by the applicant could be considered if the developers do not proceed with their proposals. In accordance with the usual procedure, the legal costs associated with the lease documentation are to be borne by the applicant, with the applicant being responsible for outgoings.

IT IS RECOMMENDED THAT:

1. Council enter into a lease agreement with Mrs Lyn Connelly in respect of premises at 21 Baker Street, Windsor, for a period of 1 (one) year with an option to renew the lease for a further year with provision for the lease agreement to be terminated by 6 (six) months' notice in writing by either party at an initial annual rental of \$11,700 (eleven thousand seven hundred) subject to the rental being increased at the end of the first year in accordance with the Consumer Price Index, Sydney Region, with the applicant meeting all associated legal costs in the matter, and outgoings associated with the premises.
2. The Common Seal of Council be affixed to all appropriate documentation.
3. Mrs Connelly be advised that Council will consider sale of the property to her at the expiration of the lease period should the developers of the site not proceed with their proposals.

10. WESTERN SYDNEY AREA ASSISTANCE SCHEME. C45/15Community Applications

Community applications have been received and referred to the Community Services Consultative Committee to recommend priorities to the Regional Priority Review and Rating Committee. Thirty seven applications were considered and recommendations are listed in the schedule which forms part of the Minutes of the Meeting which appear in this Business Paper.

Council Applications

Two Council applications are presented for the consideration of Council.

1. Project Name

Handicapped and Disabled Special Needs Collection
Hawkesbury Shire Council Library Services

Purpose of Grant

To purchase both print and non-print resources for use of handicapped and disabled residents as part of the housebound library service.

Amount Requested

\$8,480

2. Project Name

Hawkesbury Children's Services Liaison Officer

Purpose of Grant

To employ a suitably qualified early school teacher, with experience as a director, to work with S530A Committees and staff to consolidate the six long day care centres. The application is for a 20 hours/week part-time position for one year only to provide management training and to encourage parental involvement as required under the funding guidelines from the Federal Government.

Amount Requested

\$19,750

IT IS RECOMMENDED THAT application be made to the Department of Planning for the two grants for the purposes outlined in the report.

11. COMMUNITY SERVICES REPORT. C45A. COMMUNITY PROJECTS OFFICER'S REPORTWestern Sydney Area Assistance Scheme

Community applications have been received and prioritised by the Community Services Consultative Committee. The applications cover a range of

projects with the required balance of recurrent and once-off capital works projects. Applications reflect the capacity of community organisations to meet specific needs in the provision of community facilities and social welfare services to a wide age range of residents.

Department of Sport, Recreation and Racing

Capital Assistance grant applications have been received following advertisements in the local press. Grants are available to assist Local Government Authorities and sporting and recreational organisations to develop sporting and recreational facilities.

In general, a fifty percent (50%) contribution towards the total cost of the project is required from the sponsoring body. As in previous years, requests have been received from local organisations for Council to contribute towards the 50% sponsor's contribution. A full report will be presented to the next General Purpose Meeting of possible Council applications, together with those from sporting and recreational bodies. Council is requested to provide local priority ratings in respect of each application received and submit all applications to the Regional Office of the Department. The Department will take into consideration local priority ratings in the identification and compilation of State priorities.

B. COMMUNITY ARTS OFFICER'S MONTHLY REPORT - JULY

Macquarie Towns Acquisitive Art Exhibition 8th-14th July

Despite the floods, the opening night was a success. Over 150 people attended to hear the Deputy President, Councillor Sledge, announce the names of artists whose works were purchased by Council. Judge was John Hughes, F.R.T.C. Dip. Ed., Head Teacher of the School of Art of Design, Penrith TAFE.

The purchases were as follows:-

	\$
Under the Mountain - Lyn Harrison	550
The Living Rocks I - Andrew Tomkins	610
Lane Cove River - Norma Gibson	850
Under the Sun - Joy Myers	240
The Hidden Pearl - A Moriarty	820
Light and Shade - Jean Isherwood	800
Before the Storm, Cessnock - Joanne Thew	1,200
Evening, Ebenezer - Judy Brownlie	350
Kurrajong Landscape - Gloria Galvin	300
Riverflats, Yarramundi - Enid Colquhoun	300
	\$6,020

Highly Commended

Morning, Wilberforce - Judy Brownlie
Power's Place - Bernice Lavender

The Commonwealth Bank's Purchase was "Power's Place" by Bernice Lavender.

Sponsorship of \$1,000 was received from the Rothmans Foundation - Cultural Division.

304 entrees were received from New South Wales, Queensland and Victoria, resulting in \$1,520 in entry fees. Catalogue sales totalled \$145, commission of our painting sales \$298.25 and commission on pottery sales \$85.35.

Featured craftsman was Suzie Startin of Wallambine Pottery, St Albans.

Over 600 people visited the exhibition during the period 8th-14th July. The new acquisitions have been hung, the entire collection rotated and artists have been paid for work purchased by the public.

Macquarie Towns Festival 17th and 24th September

Editorial material and photographs have been prepared for the glossy programme to be printed for the Festival. Banners and ribbons are being prepared. Application forms for stallholders and Parade participants are being distributed. Talks have been held with the Traffic Branch of the Police Department, Department of Main Roads, Traffic Committee and State Emergency Services. A letter will be delivered to business houses in Richmond and the Richmond Chamber of Commerce is to be addressed on 10th August. Judges and comperes have been appointed for the various categories of awards in the Parade.

The Corrective Services Band have been informed that they will be unable to play and a substitute will be sought.

IT IS RECOMMENDED THAT the Community Services Report be received.

12. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL.
S87/92, S87/102, C51/8, 625-214, WC/C21

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

Bond, Engineering Works, Subdivision	... Messrs Caughey, Jones and Attwood Lot 1 DP 235303 Park Road, Mulgrave Bond - \$105,000
Landlords Waiver	... Shop 3, Wilberforce Shopping Centre in respect of equipment leased by the lessee from the State Bank of New South Wales to assist in conducting their bakery business.

- Landlords Waiver ... In respect of equipment leased by Callahans Pty Ltd from the State Bank of New South Wales and placed in the Council's kiosk building located in Bicentenary Park.
- Licence Agreement ... Renewal application of Council's Workers Compensation Self-Insurer's Licence.

13. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - ADDITION TO MAIN PAVILION. 3837-2(W)

Requesting that the Council act as guarantor for a loan of \$40,000 from the Commonwealth Bank.

Advising that the H.D.A.A. intends to make a substantial addition to the main pavilion so that proper use can be made of the main building.

(S.C. - Council has provided considerable assistance to the Agricultural Association and it is felt that further support should be given by acting as guarantor for a loan of \$40,000 for improvements of the main pavilion.)

IT IS RECOMMENDED THAT the Hawkesbury District Agricultural Association be advised that Council will act as guarantor for a loan of \$40,000 (forty thousand) from the Commonwealth Bank and the necessary documents be completed under the Seal of Council.

14. STIMULUS BUILDING - COUNCIL CONTRIBUTION. C45/26

Council at its meeting of the 12th of July 1988 requested that a report be brought forward on Council's costs in connection with the construction of the Stimulus Building, Stewart Street, South Windsor.

The actual costs paid are as follows:-

Sewer Extensions	\$ 2,379
Consultant Engineer	\$ 450
Architect Fees	\$ 6,550
Builder's Long Service Leave Payment	\$ 750
Building Application Fees	\$ 440
Development Application Fees	\$ 50
Other Costs	\$ 142

Total Payment Made	\$10,761
	=====

In addition to the actual cost paid out, there is the value of the land and it is indicated that this would amount to \$45,000 based upon land sales within the area. The area of the land is 1,200 square metres. This makes Council's total contribution to the project, to date, \$55,761.00.

IT IS RECOMMENDED THAT the report on Council's costs provided towards the construction of the Stimulus Building at South Windsor be received.

15. COMMUNITY AND CULTURAL CENTRE - JULY BOOKINGS. C51/3

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1-17	Macquarie Towns Acquisitive Art Exhibition	Hawkesbury Shire Council
11	Meeting	Co-ordinating Group for the Handicapped
18	Air Show Briefing	* Aust. Bicentennial Air Show
19,26	Music Practice	Macquarie Towns Junior Orchestra
22	Ball	* Hawkesbury Netball Association
23	Ball	* Penrith Dance Studio
24,25,31	Eisteddfod	* Hawkesbury District Eisteddfod Society
28	Fashion Parade	Hawkesbury Social Club
29	Blue Light Disco	* Windsor Police
30	Wedding	* N Tolson
		* Paying Functions

IT IS RECOMMENDED THAT the Report on July, 1988 bookings at the Community and Cultural Centre be received.

16. STAFF MATTERS. S1/8P

Mrs Sonia Porter - Senior Administrative Officer - Department of Administration and Finance

Tendering her resignation effective from 29th July, 1988 and requesting a reference under Seal of Council.

Mrs Kaye Madden - Personnel Officer

Tendering her resignation effective from 5 August, 1988 and requesting a reference under Seal of Council.

Mr Robert Collis - Senior Draughtsman - Engineering Department

Tendering his resignation from 16 September, 1988 and requesting a reference under Seal of Council.

IT IS RECOMMENDED THAT the resignations of Mrs S. Porter, Mrs K. Madden and Mr R. Collis be accepted with regret and that references be issued under the Common Seal of Council.

17. UNEMPLOYMENT STATISTICS. S207/11

The Windsor CES Job Centre has provided a newsletter published by the Commonwealth Department of Employment, Education and Training which includes the unemployment statistics on a regional basis as prepared by the Australian Bureau of Statistics for April, 1988. A separate document provides statistics for May, 1988 and these are included in the following table, with those previously advised for March, 1988 for comparison:-

Period	Regional Unemployment and Participation (%)					
	Outer Western Sydney Region					
	Unemployment			Participation		
	Males	Females	Persons	Males	Females	Persons
March 1988	7.4	*	6.4	80.4	50.2	64.7
April 1988	6.4	7.3	6.8	Figures Not Supplied		
May 1988	6.1	*	5.5	80.4	54.4	66.9

* Indicates "unavailable due to high sampling variability".

The newsletter also highlights that unemployment in New South Wales, seasonally adjusted, fell by 14,300 to 207,100 in May.

IT IS RECOMMENDED THAT the report on unemployment statistics be received.

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

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

1. The Board of Directors of Tourism Hawkesbury (2)
2. Hawkesbury Community Services Consultative Committee
3. Macquarie Towns Festival Committee
4. Management Executive Committee

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

19. 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 9-AUGUST-88

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
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 DOP & other parties	
12-Apr-88	Macdonald Valley SE	Priorities of further works including Webbs & Wrights Creeks	Report August GPC	
12-Apr-88	Licensing Vendors HS	All aspects of licensing of itinerant vendors	Report to September GPC	
10-May-88	Council Chambers & Councillors' Room SC	Improved utilisation	Report September Ordinary	
10-May-88	Eldon Street, Pitt Town SE	Kerbing & guttering - northern side between Liverpool & Chatham Streets	Report to August GPC	
10-May-88	The Driftway SE	Report after discussions with Penrith City Council	Drainage study jointly being undertaken	
17-May-88	Mushroom Compost Operations SP	Future long term planning - buffer zones	Under investigation	

HAWKESBURY SHIRE COUNCIL

PAGE 2

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9-AUGUST-88

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
17-May-88	Mushroom Compost Operations SP	Odour nuisance - zoning certificates	Waiting legal advice	
14-Jun-88	Governor Phillip Park SE	Improved fencing	Report September GPC	
14-Jun-88	Priorities SE	Updated road priority works plan	Report October GPC	
12-Jul-88	Stormwater Drainage SE	Cost of lowering pipe in North Street to Palmer Street and making a dish drain along Palmer to Pitt Street.	Report August GPC	
12-Jul-88	War Widow Pension SC	Further report on rates	Report August GPC	
12-Jul-88	Off-street parking SP	Parking requirements Windsor generally incl. possibility of tier parking	Under investigation	
12-Jul-88	Budgeting SC	Programme budgeting and zero base budgeting	Special meeting of Council	
12-Jul-88	Strategy Plan SP	Wisemans Ferry area	Waiting response from other councils	

HAWKESBURY SHIRE COUNCIL

PAGE 3

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9-AUGUST-88

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
12-Jul-88	Bike Path SE	Bells Line of Road - Redbank Creek & possibility of bicycle access across Creek	Report to August GPC	
12-Jul-88	Francis St.Richmond SE	Action to slow down traffic to reduce use as a bypass	August Local Traffic Committee	
12-Jul-88	Access Windsor Town Centre SE	Upgrading access between Windsor Town Centre & George Street	Report September GPC	
12-Jul-88	Punt Road, Pitt Town SE	Dirt track - impassable	Report August GPC	
12-Jul-88	McQuade Park SE	Upgrading dressing shed facilities & grandstand area	Report August GPC	
12-Jul-88	"Hawkesbury Local Scene 1988, No.1" Pres	Report on various items contained in document	Subject to Presidential Minute	
12-Jul-88	Rickabys Creek SE	Flood mitigation from Windsor Road to the river for desnagging	Discussions being held with Department of Public Works	
12-Jul-88	Shopping Centres SC	Possible strata titling & sale of Council's Shopping Centres	Report September GPC	

HAWKESBURY SHIRE COUNCIL

PAGE 4

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 9-AUGUST-88

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
12-Jul-88	Rate Collection SC	Rate payment incentive scheme or other method - improve administration of rate collection	Report with annual Estimates	
12-Jul-88	Rate levels SC	Various increased levels to be reported to Council at appropriate time	Report with annual Estimates	
12-Jul-88	Urban & Rural Land Values SC	Previous submission to be re-assessed	Report September Ordinary	
12-Jul-88	Wilberforce Village SP	Plan of development of Council land with recommendations for rationalisation	Under investigation	
12-Jul-88	Park & street bins SE	Investigation into installation of Sulo bins to replace existing bins	Report October GPC to provide for 1989 Estimates	

ENGINEERING1. PUBLIC WORKSFLOOD 5TH - 9TH JULY

As a result of heavy rain in the catchment, discharge along the Hawkesbury, Colo, Macdonald Rivers and tributaries overflowed onto the floodplain with lines of communication (roads and ferries) interrupted over the period 6th - 8th July, 1988.

There was an extremely rapid rise in river heights on the morning of the 6th with the bridges at Windsor and North Richmond cut at about 6.00am. The bridge at North Richmond re-opened on the Friday night with traffic able to cross Windsor Bridge on the Saturday morning.

Peak Heights	North Richmond	12.65m at 7.00pm - 6.7.88
	Windsor	10.74m at 1.00pm - 7.7.88
	Colo	11.4m
	St. Albans	5.2m

The flood waters were fast flowing with considerable damage to the river banks and flood plain. An application has been forwarded for a grant to repair damage to the road system.

ROAD CONSTRUCTIONGodalla Road, Freemans Reach

Reconstruction for a distance of 400m from Reserve Road is well advanced with formation placement of the gravel pavement, with the pavement being prepared for sealing.

Browns Road, Kurrajong

Initial site work has commenced to provide for reconstruction and sealing.

DRAINAGEWoodburn Road, Kurrajong

Extension of the stormwater pipes through Lot 3 to a satisfactory point of discharge.

135 Lt. Bowen Road, Bowen Mountain

Installation of stormwater pipes has commenced.

KERB AND GUTTERMacquarie Road, Wilberforce side of Coburg Road

Installation of kerb and gutter.

George Road, Wilberforce. East side Church Road to Duke Road

Shire Clerk/General Manager's Report

Ord. 9/8/88

Provision of kerb and gutter.

MAINTENANCE

Patching, gravelling and grading Settlers Road, MR 181, St. Albans Road, Garfield Street, Oakville, Roberts Creek Road, Moles Road, Wilberforce and Webbs Creek Road with heavy patching on Boundary Road, Vineyard, Scheyville Road and MR 519 Comleroy Road and attention to shoulders Grose Vale Road, Bowen Mountain Road and Old Pitt Town Road.

PARKS AND GARDENS

Installation of underground sprinklers to serve the main soccer field and around the cricket pitch at Colbee Park, McGraths Hill.

Provision of fence adjacent to dam at Woodbury Park.

Pruning of street trees has continued, with tree planting in Minchin Avenue, Cameron Street and Hughes Avenue, Hobartville.

North Richmond

Installation of the additional flood lighting and re-surfacing of the tennis courts using the Sport and Recreation Grant to the Committee has been completed.

BUILDINGS

Bowman Cottage, Richmond

Work has commenced on car park construction.

Assistance with the Art Exhibition and various maintenance works at both swimming pools in preparation for the 1988/89 season.

Repairs to toilet blocks adjacent to ferries following flood inundation.

SEWERAGE

McGraths Hill Waste Water Plant

Equipment including flow recorder was removed and then replaced to protect the equipment against flood inundation.

South Windsor Waste Water Plant

Average Discharge July - 898kl/day.

A cowl has been provided over the screening chute and handrails erected around the tanks to further improve safety.

Preparatory work has continued on upgrading of Pump Station "H" with the pump change over scheduled for August.

Pump Stations were not affected by the flood inundation, but attention has been required to clear blockages at four of the pump stations.

Shire Clerk/General Manager's Report

Ord. 9/8/88

Attention to clear seven mainline blockages and nine chokes in Council property.

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

2. LOCATION OF PUMPING STATION AND SEWER RISING MAIN - SUBDIVISION DRIFT ROAD, RICHMOND. S88/13

To provide sewer for the subdivision, the Water Board has required the developer to construct a sewer pumping station and nearly two kilometres of 100mm rising main terminating at its existing pumping station in Laurence Street, near Cox Crescent, Hobartville.

The applicant has written requesting permission to place the pumping station and rising main in Council's footway and public reserve.

The sewer pumping station is proposed to be located in the eastern footway of Drift Road approximately 40 metres south of Inalls Lane. Drift Road is approximately 40 metres wide, resulting in a 14.5 metre wide footway after the construction of kerb and gutter. The pumping station is stated to require an area of 2 metres by 2 metres located adjacent to the boundary. The existing services in the area are overhead and so should not be affected by the proposal. It is recommended that Council agree to the siting of the pumping station in the footway, subject to the Board indemnifying Council.

The applicant proposes to construct the rising main up the footway in Inalls Lane, along the footway in Castlereagh Road and then to follow Council's Hobartville drainage channel along the public reserve strip passing under Douglas Street and Valder Avenue, then past Hobartville Public School, turning left to pass under Powell Street, down the pathway to Town Street along the footway in Town Street across Laurence Street and along its footway to the existing pumping station. A more direct route avoiding footway areas is to continue straight on past the school, behind the football field, under Laurence Street and follow the drainage channel under Harold Street to the pumping station. The applicant is happy with the amended route.

The pipeline is to be located well up the slope in the drainage channel to avoid scouring with the final location to be determined in the field by a Council Engineer in collaboration with the application. The applicant proposed to bore under all roads so no disturbance to the road pavements will occur. The applicant will carry out initial restoration but trenches such as this always settle. It is proposed that the developer pay a once only maintenance contribution covering additional restoration by Council equivalent to half Council's current restoration charge for footways assuming a 200mm wide trench which the applicant proposes to use.

Permission will also be required from the Department of Main Roads for any work to be carried out in Castlereagh Road.

IT IS RECOMMENDED THAT:

1. Council agree to a sewer pumping station requiring an area of approximately 2 (two) metres by 2 (two) metres being located in the footway of Drift Road adjoining the boundary provided the Water Board agrees in writing to accept responsibility for the land occupied by the pump station, access and any liability in respect to damage or accident involving the public or others.
2. Council agree to the construction of a rising main along the footway in Drift Road, Inalls Lane, Castlereagh Road, and then along Council's drainage channel passing under Douglas Road, Valder Avenue, Laurence Road and Harold Street to the existing Board's pumping station subject to:
 - (a) The location of the main being to the requirements of the Shire Engineer.
 - (b) The main being constructed to the requirements of the Shire Engineer and specifically having a minimum cover of at least 600 (six hundred) millimetres.
 - (c) Prior agreement from the Department of Main Roads to the main being located within Castlereagh Road.
 - (d) A work as executed plan of the main giving both location and level being submitted to Council on completion.
 - (e) The developer restoring the surface for the total length of the main to the requirements of the Shire Engineer and paying a once only contribution of \$5,700 (five thousand seven hundred) covering any future restoration.

3. RICHMOND NORTH PUBLIC SCHOOL - NORTH RICHMOND P & C ASSOCIATION.
S196/18

Further to the report to the General Purpose Committee of 26th July, 1988, observations were made of the children's movements on the morning of 28th July, 1988, to better ascertain the priorities for works requested in the submission from the P. & C. Association.

With regard to those matters concerning traffic control, recommendations are before Council in the report from the Local Traffic Committee.

A number of structural works have been requested in the submission as follows:-

1. Provision of footpath paving Elizabeth Street, north side, along school boundary. Work estimated to cost \$11,036.
2. Provision of footpath paving William Street, south side, along school boundary.

Construction of the concrete footpath (1.2m wide) is estimated to cost \$8,165.

3. Removal of bus shelter in William Street, as the bus shelter is used as a location for undesirables to congregate and requires repainting constantly due to vandalism. The removal is supported.
4. Level footpaths on eastern side of Grose Vale Road opposite school.

The concern is the steep cross fall at the kerb side causing problems for children entering and exiting cars. To correct the situation would require alteration of the footpath levels, with the need for significant adjustments to adjacent property at the boundary. No action is proposed at this time.

5. Provide perambulator ramps on both sides of the pedestrian crossing in Grose Vale Road.

On the eastern side of the road, a drainage inlet would have to be relocated to allow for construction of the pram ramp. A ramp is available within the stop lines.

On the western side, construction of the pram ramp would eliminate the use of the adjacent vehicular crossing that provides entry into the School. It is proposed that one be provided.

6. Provide concrete area for pedestrians on eastern side of pedestrian crossing.

It is recommended that this work be undertaken.

From inspection, significant improvement would be achieved by provision of concrete paving between Sunnyside Crescent and the pedestrian crossing. As this work is estimated at only \$1,470.00 it is proposed that the work be undertaken within the maintenance vote.

7. Provision of footpath paving Grose Vale Road, western side, south of Elizabeth Street.

Construction of a footpath through to Pecks Road is estimated to cost \$20,850.

The inspection on 28th July, 1988, indicated the following traffic movements -

Pedestrians - walking along east side of	
Grose Vale Road	12
Pedestrians walking along west side of	
Grose Vale Road	21
Vehicles travelling north	370 vehicles/hour
Vehicles travelling south	115 vehicles/hour

Now, with the appointment of a crossing supervisor, the main pedestrian flow is out of Sunnyside Crescent, with the children able to cross Grose Vale Road under supervision.

In respect to construction of concrete footpath paving, the inspection indicated that priority should be given to the footpaths in Elizabeth Street and William Street adjacent to the School.

8. Completion of the restoration of the drainage and removal of rubbish at the junction of William Street and former railway reservation. Action is in hand to complete this work as part of recent kerb and gutter work undertaken by Council for the Department of Education.

IT IS RECOMMENDED THAT:

1. The bus shelter in William Street be demolished.
2. Concrete footpath paving at the junction of Grose Vale Road and Sunnyside Crescent be provided at a cost of \$1,470 (one thousand four hundred and seventy), funded from the Footpath Maintenance Vote.
3. The construction of footpaths in Elizabeth Street, William Street and Grose Vale Road be referred for consideration in the 1989 Works Program.

4. BLIGH PARK ESTATE - PROVISION OF RECREATION FACILITIES. P160/46/A

In accordance with the social plan adopted by Council in 1986, the following amenities have been provided; Neighbourhood Centre, tennis courts, car park, children playground and cycleway. Construction of these facilities has been provided for in Section 94 contribution for Precincts 1 to 8 amounting to \$445,437.80.

The construction of Precincts 7 and 8 provides for a retention basin to be developed to assist in the control of stormwater. This retention basin has been designed to be used as a sporting field and general open space. In the completion of the contract works for this area allowance has been made for the natural top soil to be spread and levelled. It is considered that economies can be achieved by the importation of more suitable top soil for the establishment of grass and the completion of the retention basin as a playing field in the one construction phase, rather than the construction of a retention basin and the subsequent establishment as a playing field. The adopted social plan provides for the construction of this field in July, 1987.

A plan has been prepared showing the development of the area as a multi-functional field providing for cricket, football, soccer, with an associated amenities building, providing change room, toilets and kiosk.

The estimated cost of such facilities is:-

Turf	30,000
Top soil	15,000
Sub soil drain	5,700
Irrigation	20,000
Amenities building	45,000
Landscaping	5,000
	120,700

The release of Precincts 9 and 10 in August and September, 1988, provide for a Section 94 contribution of \$124,500 from the Joint Venture Partners.

IT IS RECOMMENDED THAT:

1. Council proceed with the construction of the playing field near Alexander Street and Wetherill Crescent, Bligh Park at an estimated cost of \$120,700.
2. That funds for the construction of the playing field be provided from the Section 94 contribution for Bligh Park Estate.

5. WEBBS CREEK FERRY SERVICE - CONTRACT OPERATION

Tenders for the three (3) year operation of the Webbs Creek Ferry have been invited and the following tenders have been received.

Allan Johns	144,800
Clean Ferrys - c/- Allan Johns	140,390
Pay Right Ferrys - c/- Allan Johns	135,500
Straight Ferries - c/- Allan Johns	130,200
Barron and Pope Pty. Ltd.	128,800
Right Price Ferries - c/- Allan Johns	125,100
Alan Greentree	124,244

A further letter dated 27th July, 1988, has been received from Allan Johns stating he is the financial backer of "Straight Ferries" and giving notice that he wished to withdraw that tender. He also advised he had stopped payment on the tender deposit cheque as he did not like Council sitting on his money collecting interest.

IT IS RECOMMENDED:

1. That the tender of Alan Greentree in the amount of \$124,244 (one hundred and twenty four thousand, two hundred and forty four dollars) annually, be recommended to the Department of Main Roads for acceptance.
2. Subject to the acceptance of the Department of Main Roads to the tender of Alan Greentree, the necessary contract documents be completed under the Common Seal of Council.

6. RICHMOND PARK - AURORA MEANDER SCHOOL FETE. 625-203

Correspondence has been received from Aurora Meander School requesting permission to conduct a fete in Richmond Park on 12th November, 1988, between 9.30am and 3.00pm.

The School proposes to use a section of the park from the CWA stall across to the playground and along the Windsor Street frontage up to the steps.

IT IS RECOMMENDED THAT approval be granted to the Aurora Meander School to conduct a fete in Richmond Park on 12th November, 1988, subject to the following conditions:-

HEALTH AND BUILDING1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
59	(53) New Dwellings	\$4,254,831	(\$3,074,706)
68	(59) Additions to Dwellings	550,077	(472,969)
-	(2) Residential Flat Buildings	-	(150,000)
5	(9) New Buildings other than Residential	1,171,000	(1,152,000)
5	(1) Additions to Buildings other than Residential	91,990	(2,000)
16	(14) Swimming Pools	214,158	(144,336)
5	(-) Additions to Dwellings - Dual Occupancy Unit	139,400	(-)
<u>158</u>	<u>(138)</u>	<u>\$6,421,456</u>	<u>(\$4,996,011)</u>

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
472	(330) New Dwellings	\$33,132,252	(\$20,102,526)
474	(437) Additions to Dwellings	4,246,222	(3,850,965)
6	(3) Residential Flat Buildings	815,000	(225,000)
31	(33) New Buildings other than Residential	7,186,681	(6,078,350)
28	(17) Additions to Buildings other than Residential	2,558,940	(489,250)
69	(77) Swimming Pools	796,953	(681,281)
18	(3) Additions to Dwellings - Dual Occupancy Unit	561,852	(73,000)
<u>1098</u>	<u>(900)</u>	<u>\$49,297,900</u>	<u>(\$31,500,372)</u>

IT IS RECOMMENDED that the report be received.

2. FINALISATION OF CONTRACTS. H105/17A, H105/14a) New Service Wing - Bowman Cottage, Richmond

Contractors: Hinchey & Cross Pty Ltd
 Contract Price: \$81,250

Variations:

1. Additional screen - male toilet
2. Fibreglass seal - wet areas
3. Design change - portal frame bolts
4. Security grilles - adjacent stable
5. Widen entry gates
6. Concrete encase stormwater line
7. Paint roof to old stable
8. Replace some roofing iron - old stable
9. Coverplate - concealed cistern
10. Additional stormwater sump
11. Brickwork to dish drain

\$2,841

\$84,091

Less Contingency \$2,500
 Adjustment PC Items 624

\$3,124 \$3,124

Value of contract \$80,967

Five percent of value of the contract is retained for the customary 26 weeks defects liability period.

b) Thompson Square Restoration

Contractor Hinchey & Cross Pty Ltd

The following tenders were accepted.

Premises

10 Bridge Street	\$23,800
17 Bridge Street	19,250
62 Bridge Street	5,380
64/68 George Street	36,980

Contract sum \$85,410

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In addition, the cost of restoration works on the following premises was negotiated by quotation from the contractor and included in the overall restoration works contract.

Premises

74 George Street School of Arts	\$20,797 2,125
Total Contract Sum	\$108,332

Summary of Contract

<u>Premises</u>	10 Bridge Street Contract Amount	\$23,800
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Variations

1. Reconstruct upper verandah flooring joists, ceiling and fascia	
2. Replace verandah beams	
3. Repair lower verandah posts	
4. Additional rendering of wall where exposed	
5. Replace defective window sills, sash frames and sashes	
6. Alter incoming electrical mains	
7. Additional rendered reveal mouldings	
	\$5,784
	\$29,584
Less Contingency	1,000
Value of Contract	\$28,584

<u>Premises</u>	17 Bridge Street Contract Amount	\$19,250
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Variations

1. Two additional timber columns
2. Replace defective guttering
3. Rebuild collapsed end of verandah
4. Re-route incoming electrical mains
5. Rectify original front door
6. Widen driveway access

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7. Reconstruct north elevation of skillion
roofed verandah
(owner agreed to pay for this item)

\$5,206

 \$24,456

Less Contingency \$1,000
Adjustment PC Items 324

 1,324

 Value of Contract

\$23,132

Premises 62 George Street
Contract Amount

\$5,380

Variation:

Widen driveway access

108

 Less Contingency

 5,488
500

 Value of Contract

\$4,988

Premises 64/68 George Street
Contract Amount

\$36,980

Variations

1. Re-setout of cast iron columns requiring additional structural timber
2. Signwriting (lessee paid part)

 \$641.70

 Less Contingency

 \$37,621.70
3,000.00

 Value of Contract

\$34,621.70

Premises 74 George Street
Contract Amount

\$20,797

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Variations

Additional painting	\$110	
	\$20,907	
Less Contingency	500	
Value of Contract		\$20,407

Premises

School of Arts
Contract Amount \$2,125

Variations

1. Replace defective guttering		
2. Additional painting		
3. Alterations to conduits, pipes and earth wiring		
4. Seal off gable vent	898	
Value of Contract		\$3,023
Total value of contract		\$114,755.70

Five percent of the value of the contract is retained for the 26 weeks defect liability period.

In addition to the contract with Hinchey & Cross, cast iron balustrade panels, columns, friezes and corner brackets were obtained by quotation from Richmond Ironworks. Cast iron costs in relation to the various premises are:

10 Bridge Street

Repair and/or replace with new castings the balustrade panels, hand rails and columns, sand blast and paint.

\$8,374

64/68 George Street

Provide new cast iron balustrade panels, columns, hand rails, "Z" stays friezes and corner brackets, all machine finished, sand blasted and painted.

\$39,450

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74 George Street

Provide new cast iron balustrade panels, hand rails, "Z" stays friezes and corner brackets all machine finished, sand blasted and painted.

\$16,500

It is expected that the cast iron for 74 George Street will be available shortly and will then require minor installation and final painting to complete the job.

As can be seen, total costs of construction works and materials for the building restoration was \$179,079.70 of which the various owners have agreed to contribute a total of \$49,928. The project was funded by the re-allocation of funds proposed to be utilised to construct the boat club house which was subsequently funded by the Australian Bicentennial Authority by way of grant.

IT IS RECOMMENDED THAT the report be received and the contracts finalised.

PLANNING

Glen 15/8/88

1. PROPOSED DISCOUNT DEPARTMENT STORE BY THE MUR GROUP OF COMPANIES,
FRANCIS STREET, RICHMOND. L3/86; L8/86

At its Special Meeting of 29th June 1988, Council resolved that the Mur Group of Companies be requested to respond to the outstanding issues, as indicated by the Department of Planning in relation to the provision of a discount department store in Francis Street, and that this response be received by 31st July 1988. A response has been received from Plant Location International on behalf of the Mur Group which addresses each of those items of concern in the Department of Planning's letter dated 23rd February 1988, and previously reported to Council.

Along with the submission from Plant Location International, was an artist's perspective impression of the development when viewed from the lowlands. This will be on exhibition at the meeting. Attached to the business paper to Council is a copy of the submission from Plant Location.

Also received is a response on the rezoning from the Department of Mineral Resources as follows:-

"Thank you for your letter of 4th July 1988 seeking this Department's views on the proposed rezoning of part of the Richmond Lowlands area to accommodate a major retail shopping development.

This Department is firmly of the view that such a proposal would not be in the longer term interests of developing a comprehensive management plan for the extractive resources occurring beneath the Richmond Lowlands. A letter incorporating this view has already been sent to the Department of Planning in response to a request from that Department, and a copy is appended to this letter.

While there is no doubt that the proximity of existing residential development will be a major factor in determining the extent and nature of any future development of the extractive resources of the Richmond Lowlands, decisions to rezone any part of the deposit to allow for land uses that are not compatible with future extraction will only complicate the process of developing an appropriate management plan for the deposit as a whole.

While a future management plan may not recommend extraction close to existing residential development, it would incorporate buffer zones. Inappropriate development proposals would not be permitted in such areas, at least while extraction is underway. The proposed retail shopping complex would probably not qualify as an 'an appropriate development' within a buffer zone but any attempt to pre-judge such matters would seem premature, particularly as the process to develop a management plan has not formally commenced.

As will be apparent from a perusal of the appended copy of the letter to the Department of Planning, the Department of Mineral Resources is opposed to the proposed development, and any associated rezoning of land. If you have any further queries on this matter, please don't hesitate to contact Mr G Oakes (Senior Geologist)."

Council is also in receipt of the following letter from Dunsford Investments Pty. Limited:-

"In reference to our formal rezoning application February 15th, 1988, enclosing Architectural Drawings and Statement of Environmental Factors prepared by architects Leffner, Simes, Adameitis, we hereby request this application be resubmitted to Council at Council's next meeting, which I understand is on Tuesday August 9th, 1988.

We request your written confirmation to the above and if required to do so would be happy to address that Council meeting.

Should you have any queries please do not hesitate to contact me immediately.

We await your advice."

Council has also been the recipient of 34 letters from shopkeepers in Richmond, generally expressing the following opinion about the Mur Group development:

- . not close enough to existing retail development;
- . within danger of existing business houses;
- . flood prone;
- . development on escarpment would be an eyesore;
- . too large;
- . no major tenant available;
- . Dunsford Investment's proposal favoured as it is closer to and supportive of existing retail development and, additionally, is closer to banks and the Post Office and requesting Council to reconsider this alternative proposal.

Should Council still favour the Mur proposal and consider that the submission satisfactorily addresses the concerns of the Department of Planning, then it should indicate such to the Department and request that the Director issue a certificate pursuant to Section 65 of the Act to enable the rezoning to proceed to the next stage, being formal public exhibition of the proposal.

IT IS RECOMMENDED THAT the information concerning the submission from Plant Location International, the letter from the Department of Mineral Resources, letters from Dunsford Investments and letters from shopkeepers in Richmond concerning the establishment of a discount department store in Richmond, be received.

other conditions

2. EXTRACTIVE INDUSTRY, PITT TOWN. E78 P160

The Minister for Local Government and the Minister for Planning, the Hon. David Hay, has responded to Council's representations requesting to remove the Pitt Town area from the Sydney Regional Environmental Plan No. 9 - Extractive Industry, as follows:

*Minister 13/8/88
Glen 15/8/88*

"A am writing in response to your letter of 9th May, 1988, requesting me to remove the Pitt Town area from the Sydney Regional Environmental Plan No. 9 - Extractive Industry.

I have carefully considered Council's request and in doing so, have had regard to the fact that the regional plan was placed on public exhibition and no objections or representations were received from Council opposing extraction from the site. In addition, the site has been identified as a resource which should, if at all possible, be maintained for future use.

Given these factors, including the undesirability of taking action which would thwart the continuation of the appeal process, I am not prepared to accede to Council's request in this matter."

The appeal against Council's decision not to allow extraction to take place on one of the properties in Pitt Town is set down for hearing on 31st October. The hearing is set down for two weeks and Council's costs in the matter are likely to be significant.

IT IS RECOMMENDED THAT urgent representations be made to the Minister for Local Government and the Minister for Planning seeking removal of the Pitt Town area from the Sydney Regional Environmental Plan No. 9 - Extractive Industry based on the reasons for Council's refusal of the extractive industry development application in the area.

3. OPENING OF THE TERRACE, WINDSOR. P160-36

Section 269A of the Local Government Act sets down the procedures that are to be taken to carry out Council's recent resolution to open The Terrace at Windsor. Basically, the procedures are to have a notice inserted in the New South Wales Government Gazette indicating the Council's intent to apply to the Traffic Authority of New South Wales for consent; for a similar advertisement to be placed in a local Hawkesbury newspaper, both of which are to give a period of twenty-eight days within which persons may inspect Council's proposals and make written submissions.

Stem 15/8/88 - referral to them
A S C
15/8/88

Following the closure of submissions and the determination of these submissions by Council, an application can be made to the Traffic Authority of New South Wales seeking its consent to carry out Council's resolution. The Traffic Authority has the following requirements should the Council wish to proceed with the proposal after consideration of all comments and submissions received. These are as follows:-

- . Refer the application to the Traffic Authority through the Divisional Engineer of the Department of Main Roads with the following:-
 - (a) Reasons for the road opening and how it fits into the development of an overall road plan.
 - (b) Details of any considered alternatives and the reasons for discarding them.

- (c) A plan for the opening showing turning areas, distances to kerb and building lines, and details of treatment of the new area to be created.
- (d) A copy of the notification in the Government Gazette and newspapers, along with details of objections and comments.
- (e) Traffic volume data on the road to be opened and on surrounding roads if significant change is likely in traffic patterns.
- (f) Details of any traffic studies carried out, including estimates of traffic on other roads and applicable accident and noise studies.
- (g) Details of the effect of the proposal on such things as parking (whether additional spaces will be needed) and details of any signposting required.
- (h) Details of road improvement proposals and other development works in the vicinity.
- (i) Details of bus movements affected and alternative routes proposed.
- (j) Details of the effect on servicing and access to existing property.
- (k) Details of provisions for emergency access.
- (l) Details of the effect on accessibility to public utilities such as water, sewerage and electricity mains.

To date, a notice has been forwarded to the New South Wales Government Gazette and Council is awaiting the submission of this notice in the Gazette, upon which a similar notice will be placed in the local Hawkesbury newspaper. Submissions received will then be forwarded to Council for its consideration.

A plan of road alignment and construction has been prepared and Council is advised that this alignment does not follow the previous alignment prior to road closure, as it is considered that the opportunity should be taken to improve the standard of road in this section over that which previously existed. To reconstruct the road on the previous alignment is not considered to be in the best interest of sound traffic management. Construction of the road on the new alignment will require the purchase and/or resumption of an area of land owned by the Water Board and it is considered that Council should resolve to enter into negotiations with the Board for that piece of land.

IT IS RECOMMENDED THAT the information concerning the procedures to carry out Council's resolution for the opening of The Terrace be received and that Council negotiate with the Water Board for the acquisition of that land required by Council to construct the road on the new alignment as indicated in the plans prepared.

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4. DEVELOPMENT APPLICATION FOR A COMMERCIAL CENTRE CONSISTING OF A SUPERMARKET AND NINE SHOPS, CORNER COLONIAL DRIVE AND SIRIUS ROAD, BLIGH PARK (LOT 357 DP 723627). DA 401/88

W.P.
15/8/88
M. P. L.
17/8/88

Council has received a development application from the Department of Housing for a commercial centre consisting of nine small shops and a supermarket with a floor area of 395m². The development application provides for 37 off-street parking spaces with access from both Colonial Drive and Sirius Road.

The subject land is zoned General Business 3(a) by amendment No. 52 Hawkesbury Local Environmental Plan, 1984. Shops are a permissible use of this land with development consent.

State Environmental Planning Policy No. 11 - Traffic Generating Developments, requires the referral of the application to the Local Traffic Committee. This is by virtue of the fact that the application has a gross floor area exceeding 1,000m² and has an access point within 90 metres of the main road alignment (approximately 85 metres).

The application was considered by the Local Traffic Committee at its meeting on Friday, 22nd July, 1988. The Traffic Committee is of the view that there should be no access off Colonial Drive, given its potential high traffic flow and the availability of alternative access off Sirius Road. The Traffic Committee also considered that the proposed servicing arrangements for the shops were inadequate and that there should be rationalisation of driveway access points between the commercial centre, neighbourhood centre and child care centre sites.

While the restriction of access to Sirius Road is desirable in terms of external traffic flow, it would result in an undesirable internal arrangement through the provision of a turning cul-de-sac in front of proposed Shops 1 and 2. Such a long "dead end" car park is undesirable for both traffic flow and commercial reasons.

The proposed access point to the shopping centre off Colonial Drive is approximately 85 metres from the existing main road reservation with adequate sight distance in either direction. In addition, Colonial Drive is a 20 metre reservation allowing ample room for vehicles to turn onto the site without delaying other traffic.

With regard to the proposed service road access, it is considered that any future development of the child care centre site could utilise the service road and that it would be in the interests of both the Department of Housing and Council for a right of carriageway to be placed over the service road in favour of the child care centre site. This would obviate the need for a separate gutter crossing and driveway access to that site.

The supermarket and Shops 5-9 have a high level of access to delivery vehicles as they have direct frontage to the service road and turning circle. However, Shops 1-4 do not have rear access to a service road, although pedestrian access is available across the rear (western) side of the supermarket. This provision for deliveries is adequate for many shops and is considered reasonable given that the majority of the floor space has direct access to the service road.

The development application indicates the provision of off-street parking for 37 vehicles, which is in excess of Council's requirements under its development control plan for off-street parking (34 spaces).

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:

- 1-5. Standard conditions (DAs) 1, 2 (37), 18, 19 and 25.
6. All advertising signs to be restricted to Lot 357 DP 723627.

It is further recommended that the Traffic Committee be advised of Council's decision.

5. MR. P. MORLEY, ASHTONS ROAD, GROSE WOLD - RURAL WORKER'S DWELLING
DA 673/87; DA 526/86

WD-15/8/88

At its meetings of 8th March and 12th July 1988, Council refused development consent to the erection of a second dwelling on the subject land for the purposes of a rural worker in association with use of the land as a plant nursery.

The applicant has now written as follows:-

"I refer to the above development application and request the following changes:-

1. That the existing dwelling on the property be used as an office, change and lunch room facility in conjunction with the operation of the existing nursery development.
2. That the development application submitted be treated as one for the erection of a dwelling."

No objection is seen to this proposal, subject to the existing dwelling being utilised only for the purposes of an office, and change and lunch room facility, in conjunction with the operation of the existing nursery and, additionally, that it be rendered uninhabitable for residential accommodation.

IT IS RECOMMENDED THAT development consent be granted to the erection of a dwelling house on the land subject to the following conditions:-

- 1-2. Standard Conditions (DAs) 1, and 9 (in respect of the new dwelling).
3. Provision of a minimum water storage capacity of 60,000 (sixty thousand) litres.
4. The existing dwelling to be rendered uninhabitable for residential accommodation to the satisfaction of the Shire Health Surveyor and to be only utilised for the purposes of an office, and change and lunch room facility, in conjunction with the use of the land for existing nursery development. Should the existing nursery cease to operate, then the subject building is to be demolished and removed from the site.

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5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act within the office, change and lunch room facility to the satisfaction of the Shire Health Surveyor.

6. MUIR AND CASTLES - DOG KENNELS - UWORRA ROAD, WILBERFORCE. DA 43/86

At its meeting of 13th May 1986, Council resolved to refuse development consent for the establishment of dog kennels on the subject land. The application sought legalization of existing unauthorised kennels. The applicants appealed against Council's refusal to the Land and Environment Court which was heard before Justice Hemmings on 19th July, 1988. Judgement has now been made and the appellant was unsuccessful with Council's decision being upheld. The appellant was ordered to pay Council's costs in the matter and was given twelve months to remove unauthorised kennel structures and dogs.

Mr. and Mrs. Mitchell, adjoining landowners, were refused development consent for dog kennels and they also appealed to the Land and Environment Court. This case was dealt with sometime ago with Council also being successful.

IT IS RECOMMENDED THAT the unsuccessful appeal against Council's refusal for dog kennels for Muir and Castles on Uworra Road, Wilberforce, be received.

7. C J ATTARD - ADJUSTMENT OF BOUNDARIES - CORNER OF KURMOND AND GEAKES ROAD, FREEMANS REACH. DA 67/88

Council is referred to Development Section, Item 3, of the General Purpose Committee in this business paper.

The Committee has recommended to Council that the application be approved. For this resolution to be a lawful one, it is necessary for Council to consider the application in a certain way and word its resolution in a certain format.

Council does not have the power by itself to approve of the application, other than by utilisation of State Environmental Planning Policy No.1, which requires the concurrence of the Director of the Department of Planning. Depending upon the decision of Council, it may be that that concurrence has been delegated to Council. In this respect, should the Council determine that the application is merely for an adjustment of boundaries, whereby no new developable lots are created (and it would appear that the Committee felt this to be the case), then Council may support the objection pursuant to State Environmental Planning Policy No.1 against the 10% provisions for increases in allotment sizes due to adjustment of boundaries, and approve of the application subject to appropriate conditions (no conditions were recommended by the Committee). Should, however, Council be of the opinion that the proposal creates an additional developable lot, Council does not have the Director's concurrence under the provisions of State Environmental Planning Policy No.1 and, therefore, the matter must be forwarded with Council's support for that concurrence.

Glen
15/8/88
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Glenn 15/8/88
See Also Item
3 Pink
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Either of the above two options are not clear in the circumstances of this case, and it is not considered that Council would be resolving anything untoward should it resolve to utilise its concurrence from the Director and approve of the application.

IT IS RECOMMENDED THAT:

1. The objection received with the application, pursuant to State Environmental Planning Policy No.1 against the provisions of the 10 (ten) percent variation in allotment sizes within Hawkesbury Local Environmental 1984, is considered to be well founded and, therefore, Council supports the application and utilises the delegated concurrence of the Director of the Department of Planning to approve of the application subject to the following conditions:-

- 1-4. Standard conditions (Subdivisions) 2, 4, 9, and 12.
5. The submission of evidence from the Water Board that satisfactory arrangements have been made by the applicant with the Board for the provision of water to each of the resultant lots.

2. The Department of Planning be advised of Council's decision by use of State Environmental Planning Policy No.1.

8. "THE ISLANDS", KURRAJONG HEIGHTS. DA 448/88

Council is in receipt of a fresh development application over the subject land seeking consent for ostensibly the same development proposal to that previously approved by Council.

The new submission includes revised statement of environmental effects and brings the submission in line with the requirements of the, now gazetted, local environmental plan for the provision of the 200 allotments, as well as the hotel and other tourist and recreational facilities.

It was considered that the application required some additional documentation and these aspects have been referred to the applicant. Upon receipt of these additional requirements, the proposal will be placed on public exhibition for a period of four weeks in accordance with the requirements of the Department of Planning, and then presented to Council for its consideration.

IT IS RECOMMENDED THAT the information concerning the application for development of "The Islands" at Kurrajong Heights be received.

9. MR. G. GALEA - FREEMANS REACH ROAD, FREEMANS REACH - PROPOSED EXTENSION AND RAISING OF DWELLING HOUSE. DA 329/83; 5135(C)

Council is referred to the report of the General Purpose Committee of 18th July 1988, which is reported in this business paper. The recommendation to the Committee that 1) the application be approved subject to the habitable floor level being at the 1 in 100 year flood frequency level;

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and 2) the necessary legal opinion be obtained to substantiate the approval, is considered to be unsound in that Council's legal advice is to the effect that the approval cannot be substantiated. Council's Solicitor has been spoken to in relation to the Committee's recommendation and he is of the opinion that he can do no other than to re-iterate his previous advice.

Council's legal advice is, as it indicates, merely advice, and Council is not bound to heed it. In the circumstances, however, it is considered that Council should consider those parts of the advice that it does not agree with and indicate some policy direction, so that similar future applications can be consistently determined.

It will be necessary for Council to advise the Department of Planning in accordance with their guidelines for use of State Environmental Planning Policy No.1.

IT IS RECOMMENDED THAT the information concerning Council's legal advice be received and that Council advise the Department of Planning of its approval of this development application by use of State Environmental Planning Policy No.1.

10. DEPARTMENT OF PLANNING - STRATEGY PLAN FOR THE SYDNEY REGION -
"SYDNEY INTO ITS THIRD CENTURY". P160/25

Glenn
15/8/88

At its meeting of 10th May, 1988, Council considered information contained within the draft strategy and resolved to write to the Department of Planning to ascertain the present status of the strategy, given the then recent change in the State Government.

The Department has now written as follows:-

"I refer to your letter of 8 June 1988 inquiring about the current status of the abovementioned strategy in light of recent change to the State Government.

As you are aware the strategy was endorsed by the previous Government. No decision has been taken to date that would alter the previous Government's endorsement. Should any decision be made that varies the previous Government's endorsement of the strategy, Council would be advised accordingly.

I trust that the above information adequately answers your inquiry."

IT IS RECOMMENDED THAT the reply from the Department of Planning indicating that no decision has been taken to date that would alter the previous Government's endorsement of the strategy be received.

LIBRARY1. BUSINESS INFORMATION. L125/27

The investigation to identify areas of Council information which may be able to be repackaged and offered as a service to business and professional groups has included all departments. A considerable amount of potentially useful information is stored on Council's computer, but in some cases additional programming will be necessary in order to generate specific reports, this can be achieved in-house. In other cases, some manual forms of retrieving information may be needed in the instances where information is stored on hard copy files only.

Preliminary discussions have been held with some business groups and response to the proposal to provide such a service has been positive.

It is also proposed to hold a one day seminar in September, the week commencing 25th. Associate Professor Carmel Maguire, from the University of New South Wales, has agreed to be a speaker. She will bring considerable knowledge to bear on this issue of information for business because of her past work and having been involved in 1987 in the Department of Science research into "Scientific and Technological Information - Its Use and Supply in Australia". The Library is obtaining a full set of the reports from that study.

The aim of the seminar will be:-

"To examine ways to improve the information flow between Council and the wider community in Hawkesbury Shire, with particular reference to commerce and industry, professional groups and the education sector."

Three objectives for the seminar are:-

1. To attempt to ascertain what information networks, both formal and informal the above groups presently use;
2. To attempt to define deficiencies in the present networks;
3. To outline the kinds of information presently prepared and held by specific organisations such as Hawkesbury Shire Council, Hawkesbury Agricultural College, etc.

The above steps are seen as important in order to assess what information is needed and where overlaps in provision may already occur.

A full outline of the programme for the seminar will be presented as soon as the date and speakers have been confirmed.

IT IS RECOMMENDED THAT the report on Business Information be received.

CORRESPONDENCE SUBMITTED FOR INFORMATION1. METROPOLITAN LANDS OFFICE - MITCHELL PARK, CATTAI. N140

Advising that the Minister for Natural Resources has approved that the administration of Mitchell Park be transferred to the National Parks and Wildlife Service.

Action has been taken to have Reserve 80519 for Public Recreation revoked on 22nd July, 1988. This will remove the existing Trust and the land becomes unreserved Crown Land.

2. DEPARTMENT OF MAIN ROADS - SPEED LIMITS. 665-723

Advising the "Direction to Restrict" notices in regard to speed limits on the following roads:-

- . Grose Wold Road from Grose Vale Road to a point approximately 1.75km east of Grose Vale Road 60km/h
- . Grose Wold Road from a point approximately 1.75km east of Grose Vale Road to Grose River Road, a distance of approximately 2.35km 80km/h
- . Grose River Road from Grose Vale Road to Ashtons Road, a distance of approximately 2.3km 80km/h

3. HUNTER VALLEY CONSERVATION TRUST - ANNUAL REPORT 1987. C50

Forwarding a copy of the Annual Report for 1987.

4. RICHMOND SWIMMING CLUB - ENTRANCE FEES, RICHMOND SWIMMING POOL. P179

"We understand that there has been a move by Council to increase the cost of entering the Richmond Swimming Pool from 20 cents to 50 cents for children and from 60 cents to \$1.00 for adults.

The Richmond Swimming Club vehemently oppose such a move on the following grounds:-

- (1) Under any circumstances an increase in charges, fees, costs etc which is of the magnitude of 70% to 250% is totally unacceptable. In the present economic climate the mention of such an increase is beyond reality.
- (2) Swimming is a family sport and the apparent increases would undoubtedly prevent some families from joining the club and participating in swimming. Children would once again be forced back to the dangerous and unhygienic dams and rivers.

- (3) The learn-to-swim classes, the teaching of which is carried out free of charge by club members, would undoubtedly have reduced numbers due to the increased charges. To have any reductions in the number of Australians being taught to swim would be a disgrace to the community.
- (4) Surely the running of a community swimming pool should be accepted as a non profit facility. Our rates should be sufficient to enable revenue to be directed towards essential community services such as libraries and swimming pools.
- (5) Blacktown heated pool has entrance charges of \$1.20 for casual visitors and 40 cents for spectators. Concession books are available for regular visitors and club members which reduces the charges to 60 cents for swimming and 20 cents for spectators.

Comparing the costs per week for a family of four swimming regularly at Blacktown to that proposed at Richmond read as follows:-

	<u>Blacktown</u>	<u>Richmond</u>
Two swimmers children	\$16.80	\$14.00
One swimmer adult	\$ 8.40	\$14.00
One spectator adult	\$ 2.80	\$14.00
	\$28.00	\$42.00

Considering the Blacktown pool is the most modern and well equipped establishment in the Western Suburbs makes a mockery of the charges Council are trying to levy on the out of date pool at Richmond."

(H.S. - This refers to Item 5 to the Finance Section of the General Purpose Committee Report to this business paper.)

5. WINDSOR CHAMBER OF COMMERCE - OPENING OF THE TERRACE. P160/36, A7/20 .

Supporting Council's decision to have the Terrace re-opened and hoping that this will be done as soon as possible.

6. MR BOB CARR, MP, LEADER OF THE OPPOSITION - CONSTITUTIONAL RECOGNITION OF LOCAL GOVERNMENT. C50, L128

"I am writing to place before your Council an important matter concerning the constitutional recognition of local government.

Currently, local government is recognised in the Constitutions of New South Wales, Victoria, South Australia and Western Australia.

On September 3 the Federal Government is proposing a referendum to alter the Australian Constitution to insert the following section:

119A. Local Government. Each State shall provide for the establishment and continuance of a system of local government with local government bodies elected in accordance with the laws of the State and empowered to administer and to make by-laws for their respective areas in accordance with the laws of that State.

This proposal will ensure that all local government bodies will be democratically elected and consulted more often by State and Federal Governments.

In State Parliament on May 17 and again on May 26, the Greiner Government made clear its unwillingness to support a "YES" vote.

In 1974 a similar referendum, while carried in NSW, was defeated because it did not receive majority support in a majority of States.

Clearly, NSW must again lead the national campaign to entrench and protect the rights of local government.

The attitude of the NSW Government in the weeks preceding September 3 is crucial to the success of this campaign.

Accordingly, I would suggest that your Council contact the Premier, Mr Greiner, and Minister for Local Government, Mr Hay, urging their public support and active promotion of a "YES" vote.

The issue of constitutional recognition has united local government bodies and associations throughout Australia.

Local government has come of age and its recognition in the Australian Constitution deserves the support of governments and political parties throughout the nation.

You may consider this matter suitable for consideration by your Council."

7. PENRITH DANCE STUDIO - APPRECIATION. A5, C51/3

Thanking Council and the staff of the Community and Cultural Centre for the efficient way in which they helped make its evening a success.

8. LOCAL GOVERNMENT ASSOCIATION OF NSW - DISTRIBUTION OF ASSOCIATIONS' GENERAL CIRCULAR. C44/2

Stating that it has received requests from councils to have copies of the General Circular distributed to all elected members, allowing wide circulation of material from the Association without taking up the resources of council in copying material for business papers. Advising that this arrangement will begin with Circular 10/1988, and will be for a trial period of one year.

Advising that, at the end of this trial period, the Executive will be asking councils for their views.

Shire Clerk/General Manager's Report

Ord. 9/8/88

(S.C. - Accordingly, the existing detailed precis of the circulars will be reduced in business papers.)

9. ST PATRICK'S SCHOOL, ASQUITH - APPRECIATION. D64

Thanking Council for its generous donation towards its Annual Fete, which was held on 25th June, 1988. Advising that it has raised a substantial amount of money from this year's fete and is able to refurbish and update much of its educational equipment.

10. MINISTRY OF TRANSPORT - REPRESENTATIONS FOR FLOOD-FREE ACCESS AND THE GROSE RIVER BRIDGE. B24/6

Advising that the Minister for Transport, The Hon Bruce Baird, acknowledges Council's letter regarding the proposed Grose River Bridge, and stating that the matters raised in this letter are being examined.

Advising that Council will be contacted as soon as possible.

11. HAWKESBURY SHIRE SISTER CITY ASSOCIATION - APPRECIATION. C50/10/E

Thanking Council for providing its Chairperson, Ms C Burrell, with the opportunity to visit Tamba, Japan. Advising that both she and the Shire President were treated in a most honoured and hospitable manner. Stating that she was gratified at the enthusiasm and interest with which they view the future relationship between the Hawkesbury Shire and Tamba.

12. DEPARTMENT OF LOCAL GOVERNMENT - RATES, HEALTH SURVEYORS AND URBAN AREAS. C44/1, R186, S205/21

Advising that the Statute Law (Miscellaneous Provisions) Act 1988 (Act No. 20 of 1988) was recently passed by Parliament and was assented to on 28th June, 1988. Schedule 11 of that Act amends the Local Government Act in regard to rates, health surveyors and urban areas. Outlining the changes that were made.

13. DEPARTMENT OF LOCAL GOVERNMENT - SULLAGE PUMP OUT CHARGES. S195

Referring to Council's letter concerning a Notice of Motion adopted in November, 1987, regarding the feasibility of the State Government subsidising sullage removal costs for low income families. Advising that the New South Wales Treasury has concluded that there are no funds available for assistance of this nature.

Further advising that the State does already, via a variety of schemes, provide significant assistance to local government and to low income earners generally, particularly in the housing area. Stating that reservations were also expressed that a special scheme of the nature

proposed could encourage further development of areas unsuitable for residential settlement.

14. DEPARTMENT OF LOCAL GOVERNMENT - DISCUSSION PAPER ON RATING AND LOCAL GOVERNMENT FINANCE. C44/1, R186

Forwarding a copy of the Discussion Paper. Stating that the paper seeks to identify the rating issues facing Councils and the Government, and to put rating in a broader public sector finance and tax context. Advising that the paper also attempts to lay some groundwork for the rating policy reviews which will go on over the next few years as part of the Local Government Act Review.

(S.C. - This document has been examined by Council's Rating Review Committee which was reported to the Ordinary Meeting of 12th July, 1988.)

15. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 9/1988. C44/2

1. Register of Economic Activity

In July 1987 the Associations circulated a questionnaire to help guide the Associations' recently appointed Employment Development Officer in the activity and interests of Councils in this field.

One result of the project has been the development of a "Local Government and Economic and Employment Development Kit" to be launched within the next few months.

In discussions about the content of this Kit a number of Councils interested in economic and employment development have expressed interest in a system which enables them to link directly with other Councils on:-

- * experience with different types of programs;
- * experience with employment/economic development related contractors, such as consultants;
- * areas where competition between Council areas might cause mutual disadvantage;
- * areas where joint approaches or joint ventures might be appropriate.

The Associations also have had approaches from a variety of sources ranging from investors and developers of various descriptions, consultants, organisations interested in sponsoring small business ventures, academics and so on anxious to identify those Councils active in economic and/or employment development.

To meet these situations the Local Government and Shires Associations are compiling a directory of interest and activity which will be made available to all Councils and to others interested in working with/contacting Councils on economic or employment development projects.

Positive information about the activity/interest of Councils will be stored on computer with the intention of updating it as changes are notified. As well as being included in the Kit, a hard copy version will be distributed each six months to Councils and others expressing direct interest in the area.

2. Unnecessary Packaging Materials

Following concerns expressed by councils, the Associations' Standing Committee on Planning and Environment recommended to the executives that the State Government be requested to encourage manufacturers to keep packaging to a minimum, thereby reducing the volume of packaging materials which must be disposed of at public cost.

3. Payment of Rates by Aboriginal Housing Co-Operatives/Companies

The NSW Country Mayors' Association has brought to the Associations' attention the problem of overdue rates on land owned by Aboriginal Housing Co-operatives or Companies. Rate arrears for these bodies will not be covered by the provisions of the Aboriginal Land Rights Act, and councils have to rely on the provision of the Local Government Act for recovery action.

The Associations have undertaken to circularise councils, seeking information on the extent of the outstanding rates owed by Aboriginal Housing Organisations.

Following analysis of the survey results, the Associations would, if the problem is serious enough, develop a further circular providing advice to councils on the options, their applicability to different situations, and would be available to advise councils on their application.

(S.C. - The information has been supplied to the Associations.)

4. Payment of Rates by Commonwealth Trading Enterprises

In General Circular 3/1988 and 7/1988 information was given about the Government's policy on payment of rates by Commonwealth Trading Enterprises. A number of councils have complained that Telecom and Austalia Post have refused to pay rates in accordance with the guidelines. The matter was taken up with the Minister for Transport and Communications.

The following letter has now been received from the Department of Transport and Communication:

"I can confirm that the information provided by both these authorities is correct. Under section 83 of the Postal Services Act 1975, and section 80 of the Telecommunications Act 1975 neither Australia Post nor Telecom is subject to taxation under any State or Territory laws; including municipal rates.

Also, as neither authority is covered by the Audit Act they are not subject to Department of Finance directions which might apply to other Government authorities. In essence this means that both Australia Post and Telecom are free to reach their own decisions on whether to make ex gratia payments in lieu of the Local Government rates from which there legislation presently exempts them. In practice it is customary for

both authorities to pay local rates for services rendered, such as water, sewerage, electricity and garbage collection, but not for general rates.

However, as announced by the Treasurer on 13 May, 1988, the government has now decided to remove Australia Post's and Telecom's exemptions from Local Government taxes, rates and charges, as of 1 July 1989.

Nevertheless, until that time both Australia Post and Telecom continue to be exempted from the obligation to pay rates."

Councils are requested to advise the Associations regarding payment of rates by the eighteen (18) other Trading Authorities listed in GC 3/1988.

5. Nuclear Energy

A number of councils have contacted the Associations expressing concern regarding the transport by road of spent fuel from Lucas Heights Research Laboratories (LHRL) to the United States.

The matter was taken up with the Minister for Industry, Technology and Commerce, who has replied in the following terms:

"This [transport] does not indicate a change in Government policy, nor does it mean that nuclear materials are no longer stored in secure conditions at Lucas Heights. The former Minister for Resources and Energy, Senator the Hon Gareth Evans MP, announced on 17 December 1985 that a quantity of spent fuel rods would be transported from Lucas Heights to the USA for reprocessing. It is expected that the first transfer will take place in mid 1988 subject to delivery and testing of the transport cask and the completion of shipping contract arrangements.

The spent fuel will be shipped to the USA in a specially designed transport cask which has been designed and built to comply with all safety requirements of both Australian and US transport codes. These requirements are based on the International Atomic Energy Agency's Regulations for the Safe Transport of Radioactive Materials, which have proven to be most effective and successful for many years in ensuring that radioactive materials are transported safely around the world. In addition, the cask is freighted within a specially strengthened shipping container to ensure that, even in the unlikely event of a road accident, the integrity of the cask will be maintained.

There will be negligible impact on traffic as the movement of the empty container to LHRL and its return loaded with the cask are little, if any, different to other shipping container movements in the Sydney area. The probability of any abnormal traffic accident is extremely low and thousands of similar movements have taken place world-wide with no incident involving the release of radioactivity or significant radiation exposure.

When the transport arrangements are closer to completion, the Australian Nuclear Science and Technology Organisation will be in contact with State and local authorities and other interested parties to provide relevant information and to ensure that the operation proceeds smoothly. You may be assured, and you may assure your member

councils, that the operation will be conducted with strict regard to safety and to the relevant transport regulations."

Member councils will be kept informed of the situation.

6. Noise Labelling of Garbage Compactors

In General Circular 7/1988 preliminary details were given of a State Pollution Control Commission program to reduce noise from garbage collection services.

A seminar with the theme "Aiming to be the Silent Service - Garbage Collection in the Future", will be held on Friday 5 August 1988 at the Taronga Zoo Function Centre. There will be speakers from Government, Unions and Contractors at the Seminar and a display of "quiet vehicles" with noise labels attached has been planned.

7. Fire Management

The Commonwealth Department of Primary Industries and Energy has issued a Draft Public Land Fire Management Statement prepared by the Standing Committee of the Australian Forestry Council.

A copy of the Statement is attached to the circular.

8. Abandoned Motor Vehicles

A number of councils have contacted the Associations regarding problems being experienced with the disposal of motor vehicles.

The issue of abandoned motor vehicles has been subsumed in the review of the Local Government Act and the Department of Local Government proposes to leave the matter in abeyance pending the outcome of the Government's current consideration whether to introduce a broadly based Litter Act. Action by the Associations in regard to abandoned motor vehicles had therefore been suspended pending the outcome of these initiatives.

Councils will be further advised on this matter.

9. Staff Training - Training Development Unit (TDU)

10. Nominations to Fluoridation of Public Water Supplies Advisory Committee

The Minister for Health has decided to re-establish the Fluoridation of Public Water Supplies Advisory Committee, and has asked for a panel of three names to be submitted from which he can select a Local Government nominee.

The Committee, in its previous term, met four times a year, on a Friday, in August, November, February, and May, at the Sydney Office of the Department of Health. A set fee is payable depending on whether meetings are held for a half or full day.

Nominations are invited from elected members, and will be received until 29 July 1988.

11. Traffic Authority of New South Wales - Representative's Report

The Local Government representative on the NSW Traffic Authority of NSW, Ald Patricia Gould, has provided the following report on matters of interest to councils.

"1. Road and Utility Adjustment Works in Bicentennial Year2. Use of Kerbside Markings to Supplement Signposting of Parking Restrictions

A trial of road markings to supplement No Stopping/No Standing/No Parking signposted restrictions has been undertaken and will be evaluated over a period following necessary amendments to the Motor Traffic Regulations.

3. Extension of Clearway Hours on Major Roads

A review of traffic conditions on major arterial roads has shown a growing need for expansion of clearway operating times to cater for the longer peak traffic periods which have developed with increasing population and concomitant road use.

The present Clearway restrictions of 6.30am - 9.30am and 3.30am and 6.30pm were introduced many years ago. The Traffic Authority agreed, following a careful review of the problems now developing, that such times will be extended by half an hour each side of the regular hours. When new roads are opened extended Clearway restrictions will be applied.

4. Compulsory Wearing of Bicycle Helmets

The Traffic Authority has been very concerned for some time at the incidence of head injuries to bicycle riders - particularly those suffered by younger riders.

The Traffic Authority, in conjunction with helmet manufacturers and school P & C groups etc., has introduced a cash incentive scheme to reduce the purchase price of helmets to make their acquisition more attractive to parents and other persons. At the time of writing an excellent response was being generated to this scheme.

The scheme will operate between 1 February and 31 May, 1988 with a \$12 rebate for each bicycle helmet purchased.

5. Disabled Persons Parking Signs

The Traffic Authority endorsed changes to the Motor Traffic Act and General Traffic Regulations to introduce symbols to indicate disabled persons parking reservations.

6. Truck Zone Legislation

The Traffic Authority endorsed a proposal that the "Truck Zone" regulation be amended to provide for such zones to be used by all commercial vehicles except those vehicles which are presently only permitted to stand on a loading zone for a period not exceeding fifteen minutes, eg. station wagons and three wheeled vehicles.

7. Access to Properties Fronting Divided Roads

To improve access to private properties which are fronted by a median reservation it is proposed to introduce a traffic facility to enable vehicles to turn right into properties by using a turning lane within the median strip.

8. "B" Doubles Trial - Continuation

"B" Doubles vehicles have been operating in limited numbers and on approved routes since June 1986 while their effect on traffic has been evaluated.

The Authority, in recommending the introduction of B-Doubles operations on selected roads in New South Wales, directed that these vehicles must be operated in accordance with strict guidelines to be developed by the Authority's B-Doubles Working Party.

9. Use of Flashing Warning Lights in Fog

A review was undertaken on the ways and means by which vehicle visibility in fog conditions could be increased.

As a consequence, the Traffic Authority endorsed a proposal that drivers be permitted to use their vehicle flashing warning lights in foggy conditions. The Motor Traffic Regulations have been amended to allow this to be done.

12. Aircraft Landing Fees

A survey was conducted in May/June 1987 to establish information from council operating airports under the Aerodrome Local Ownership Plan.

13. Progress Report: State Roads Funding

A major Local Government initiative this year will be to develop road funding procedures with the new State Government which both adequately respect the road system as a national asset, and the responsibility that Local Government bears in the development of the Local Road network.

Earlier this year, the Department of Main Roads advised the Associations of an impending Administrative Review on State Road Funding. The objectives of the review are primarily to establish a system that: reflects the role of the relevant road authority; maximises efficiency in the allocation and management of State Road funds; and provides councils with greater authority and flexibility over spending State Road funds.

The Administrative Review Working Party has met on three occasions, primarily to consider the program for the review process and to allocate tasks to individual representatives. A preliminary Discussion Paper was circulated at the recent Shires Conference and a copy of that Paper is attached to this General Circular.

14. Individual Council Contributions to the Australian Roads Research Board

Recently, a number of councils have requested the Associations to provide advice on individual councils contributing to research carried out by the Australian Roads Research Board. ARRB has approached councils directly for contributions.

Council contribution will allow Local Government research projects to be given priority within the ARRB research framework.

In principle, the Associations support this proposal, particularly, in light of a recognised need to research matters vital to road needs on lightly trafficked local authority roads. However, the Executives agreed that it was a matter for individual councils to contribute if they wished.

15. Final Recommendations from the Royal Commission Into Grain Storage Handling and Transport

16. Progress Report: Federal Roads Finance

New Federal road funding arrangements, announced by the Government on the 25th May as part of the May Economic Statement, can be summarised as follows:

- * There will be a new program, to be called the Australian Centennial Roads Development Program (ACRD), which will be introduced from the 1st January 1989 for five years.
- * It will replace both the Australian Bicentennial Road Development Program (ABRD) which expires at the end of this year, and the Australian Land Transport Program (ALTP) which was due to expire on the 30th June 1990.
- * The programme will be funded from an earmarked share of the existing fuel excise on motor spirit and diesel fuel and will operate through a trust fund as do the present programs.
- * Total funding will be \$1215 million in 1988/89 compared with \$1250 million in 1987/88, but will be maintained in real terms at least for the following two financial years.
- * Local road funds, in spite of the slight overall reduction in Federal road funds, will be maintained in real terms over the life of the program. This means that local roads funding will increase from \$255.2 million in 1987/88 to \$269 million in 1988/89.
- * Local road funds will not be absorbed into general revenue assistance to the States.
- * A new category of roads, the National Arterials, has been introduced, which will fund construction works on roads which are economically important to Australia.

Briefly, the May Statement confirms that Commonwealth Local Road funding in NSW:

- * will continue to be maintained in real terms for the next three years;
- * will not be absorbed into general revenue funding; and
- * will not be subject to the Cameron Report's methodology.

17. Submission to the State Government: 1988-89 Budget

Attached to the circular, for the information of councils, is the Associations' Submission to the NSW Government on the 1988-89 State Budget.

18. State Funding Agreements for Child Care Centres

Councils were advised (Item 3, GC 6/1988) of the recommendations from the Associations regarding a draft funding agreement for the construction of new child care centres being circulated by the NSW Department of Family and Community Services (FACS). Those recommendations included:

- * encouragement of councils to require the execution of an appropriate version of the Associations' standard legal agreement or an acceptable alternative, prior to commencement of construction by the Department of Housing on council land and/or prior to council acceptance of sponsorship;
- * encouragement of councils not to sign the "sample" agreement being circulated by the Department of FACS; and
- * for councils constructing their own centres, a request to delay construction until an acceptable agreement is formulated and executed.

Since that advice, which was communicated formally to the Director-General of the Department of Family and Community Services the Associations have met with officers of that Department, and are shortly to meet also, with representatives of the Department of the Attorney-General. There has been substantial progress made in recognition of the problems of the "sample" agreement, and in developing such centres without any agreement.

19. Skillshare

The Hon Peter Duncan MP, Minister for Employment and Education Services, recently announced details of "Skillshare", the Federal Government's new program to assist the long-term unemployed and other disadvantaged people. The new programme, which commences operation on 1 January 1989, will "provide increased opportunities for flexible community-based action ... [and will help people,] especially in the areas of most need throughout our country, to get and retain jobs or go on to further education or training".

Councils will be eligible to sponsor projects under the new guidelines. Councils should also be able to play a role in planning projects under the new program on a local and regional basis.

Councils could contact their local CES office for further information.

20. HACC Review

In line with the terms of the Home and Community Care Agreement a review of the program is currently under way.

The ALGA will be preparing a submission to the HACC Review Working Group using the terms of reference for the review as a basis for the submission. The ALGA has decided to withdraw its direct involvement on the National Steering Committee of peak organisations for HACC, fearing that such involvement may reinforce the Commonwealth's view that Local Government acts merely as an agent for Commonwealth/State funds in the same way that other peak organisations do.

In negotiations with Commonwealth Departments the ALGA is seeking to gain recognition of Local Government as a partner in the development and provision of local services. The ALGA has advised State Associations to make up their own minds about the appropriateness of their continued participation on State Consultation Committees.

The NSW Council of Social Service (NCOSS) will be organising a series of regional consultations in the last two weeks in July. The Associations are assisting NCOSS in establishing the venues for the consultations, and will advise councils of the dates and locations as soon as they are finalised.

The Associations will co-operate with NCOSS in arranging these consultations, and propose to organise separate workshops for Local Government participants to focus on issues of particular relevance to Local Government in its roles as planner, developer and co-ordinator of HACC services. The Associations will produce a separate NSW Local Government report for submission to the ALGA as part of the national Local Government response to the HACC review.

The Terms of Reference of the review are:

- (i) Options to improve the efficiency of the administration of HACC including the elimination of unnecessary duplications; (Note: this term of reference has already been resolved by the Commonwealth and the State; the Associations had input into the State Advisory Committee's comments on this matter.)
- (ii) Arrangements for funding of those services currently covered by the no growth restriction and excluded services, having regard to the re-negotiation of the Medicare Agreements;
- (iii) Linkages between residential programs and disability services program and HACC;
- (iv) The basis for future review of the appropriateness, efficiency and effectiveness of a full range of services provided under the program; and
- (v) The impact of changes in various Commonwealth and State program on HACC.

21. Workers' Compensation Insurance

In General Circular 6/1988 councils were informed a submission had been made to the State Compensation Board to overcome problems with Workers' Compensation premiums increases as a result of injury to a worker employed under a Grant program.

The Board has now advised as follows:

"As you are no doubt aware, the principle of tariff classification on the basis of employers' business or industrial activity forms the basis of the structure of the premium scheme. In March this year the Board resolved to permit an additional policy to be issued to an employer in relation to workers employed under the Community Employment Program Scheme. Accordingly claims experienced regarding such employees are now insulated from the general workforce experience adjusted to the premium.

The Board has carefully considered the terms of your request. However it is felt that the concepts upon which the insurance scheme is based would not permit a further exception of this nature to be absorbed by the existing structure."

The Community Employment Program is now winding down and is expected to be completed by 30 June 1988. The question has again been taken up with the State Compensation Board and councils will be further advised on this matter.

22. Band Instruments

Nambucca Shire Council has received an enquiry from a Band Master of the Macksville Town and District Band seeking information regarding the availability of brass band instruments.

23. Water Board - Business Office Support System (BOSS)

The Water Board has developed a powerful, user-friendly software package - Business Office Support System (BOSS) - to answer customer enquiries relating to land, water and sewerage property services.

The software and the associated data base may be of value to local authorities wishing to instal or improve a computer-based Property Information System and seeking ready access to an existing property data base and possible future access to the Board's services date.

Information available includes rate number, street and suburb details, property description, owner details, Board's service availability, and field/reticulation information (pipe size, type, length).

Screen graphics are excellent and data is called up and manipulated with ease. A colour printout is produced on command. The package is most impressive, the product of a great deal of development work by Board personnel. Add to this the great quantity of property data which would be of direct value to local authorities.

Water Board maps and associated data have been entered into the system for many of the outer suburban localities where most development is occurring. Full coverage of the Board's area is expected at the end of 1989.

The BOSS software package, with some modification, could be used separately from the data base by local authorities seeking a powerful, user-friendly alternative to available Property Information Systems. Alternatively, authorities wishing to benefit from the available data base may wish to consider possible utilisation of both software and data base.

Council areas largely or wholly covered for land information at 13-5-1988, include Hawkesbury, 4%.

The Associations commend the system to councils for investigation to assess their suitability for council needs.

24. Capital Grants for Senior Citizens' Facilities

The Department of Local Government has recently provided a new Capital Grants Agreement for Senior Citizens' Facilities to councils that had had grants approved under the Home and Community Care Programme for such facilities. The Associations were not consulted regarding the development of the Agreement.

Councils are strongly advised to consult the Associations' Legal Officer prior to entering into any such agreement.

25. Proposed One Day Seminar on Urban Consolidation in September 1988

A one day seminar on urban consolidation will be held under the joint sponsorship of the NSW Local Government Association and the Department of Planning, in Sydney on Friday 23 September 1988.

The aim of the seminar is to open effective lines of communication on urban consolidation between elected Local Government representatives and Government Departments as well as members of the housing industry, design professions and residents groups.

Details of the seminar will be released in a few weeks when the arrangements are finalised.

16. RICHMOND HIGH SCHOOL - APPRECIATION. C50/17

"On behalf of Year 10 Commerce at Richmond High School, we would like to thank you for inviting us to view one of your Council meetings. We found the experience very educational and enjoyable.

We were particularly interested in the debate for the admission price into the Swimming Centres and were disappointed that we had to leave before the final decision was made.

Once again, thank you for the invitation and we look forward to further participation in Council meetings."

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