

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 8TH SEPTEMBER, 1992

REPORTS FOR DETERMINATION

17. LEASE/MANAGEMENT OF UPPER COLO RESERVE. GC270/010 PT01

At its meeting of 11th August, 1992, the Council resolved inter alia that:-

"A1. Mr Roy Rotherham be appointed as caretaker of the Upper Colo Reserve for a trial period of 12 (twelve) months with 15% (fifteen) collected from camping fees being paid to Council."

Since Council's decision, a draft Deed of Agreement has been developed with Mr Rotherham in relation to the appointment, however, Mr Rotherham has now advised that he wishes to withdraw his interest in this matter. The other submission received during the advertising period of the proposal to lease or manage the Reserve was received from Ms J Bush and Mr R Nicholas who reside on property adjacent to the Reserve. This submission was also reported in detail to Council at its meeting on 11th August, 1992. As the Council will recall, their submission addressed the two principal requirements of the Expression specification document. That is, there is potential for self-funding to be achieved through the collection of camping fees and the applicants are in a position to offer a level of service similar to that which could be achieved by a resident caretaker/manager. Details of the submission lodged by Ms Bush and Mr Nicholas is reproduced below.

"Submission from Ms Jennifer Bush and Mr Richard Nicholas

The applicants reside on the property adjoining the Upper Colo Reserve and therefore hold a strong interest in any development which may occur on the Reserve. Since installation of the gate across the access road in December, 1991, the applicants have, without payment, opened and closed the gate on a regular basis.

The applicants have requested that funds be expended on improving the Reserve prior to them commencing duties. This includes the provision of some tables and chairs, fireplaces/barbeques in addition to minor repairs to the existing amenities block to return it to a satisfactory condition.

The applicants have agreed to continue to open and close the access gate, collect camping fees, supply firewood, maintain the toilet block and the ground in a clean and tidy condition as well as monitoring the Reserve to ensure behavioural problems are minimised. To assist in the collection of

fees, the applicants have requested some type of Council identification, ideally an item of clothing and/or photographic identification with the Council logo or name imprinted thereon. This will also assist in the issuing of infringement notices if required.

The applicants are also willing to promote the Reserve in conjunction with the use of their own property, which now has development consent for "retreat style" accommodation. Further tourist type activities on the property are planned, and the applicants have indicated they have approached Tourism Hawkesbury to discuss promotion of their ideas and current accommodation approval.

It is proposed to lock the access gate between 8.00pm and 9.00pm during summer. The observation by the applicants of access by vehicles after this time is highly associated with non desirable activities. Should an emergency arise once the gate is locked, the applicants have indicated that they will be in a position to telephone for emergency assistance and permit entry/exit of vehicles as required. Prior to the gates being opened the next morning, camping fees would be collected. Proposed camping fees would be at \$3 (three dollars) per adult or a fixed rate per tent with all fees collected being paid to Council. Whilst no clear indication exists as to visitor numbers, the applicants believe, based on observation, that sufficient fees will be collected to offset their required contract fee. The required fee has been set at \$15,000 (fifteen thousand dollars) for the first twelve months.

The applicants are prepared to enter into a twelve month contract to manage the reserve, with a further period to be reviewed at the expiration of the initial term."

Ms Bush and Mr Nicholas have verbally indicated they remain prepared to enter into a 12 (twelve) months contract on the basis of their previous submission.

IT IS RECOMMENDED THAT:-

- A.1. Ms Jennifer Bush and Mr Richard Nicholas be appointed as caretakers of the Upper Colo Reserve for a trial period of 12 (twelve) months for a contract fee of \$15,000 (fifteen thousand dollars) with all income collected from camping fees to be paid to Council.
2. Council delegate authority to the applicants to collect camping fees and the power to issue infringement notices for littering and offences under the Dog Act, with suitable identification to be supplied.
3. A Deed of Agreement be entered into detailing responsibilities of the Caretakers and to set performance criteria.

4. An amount of \$2,500 (two thousand five hundred dollars) be drawn from Section 94 Contributions for the provision of grounds improvement, including fireplaces, tables/chairs and barbeques.
5. Minor maintenance be carried out to the amenities block to return it to an acceptable standard.
6. A sign be erected at or near the intersection of the Upper Colo and Putty Roads advising that camping is permitted at Upper Colo Reserve and advising of the camping fee.
7. All necessary documents be completed under Seal of Council.
- B. Council facilitate a public meeting with the view to long term planning for the Upper Colo Reserve.

18. HAWKESBURY DISTRICT CONCERT BAND -
REPLACEMENT OF UNIFORMS. GF8/1 PT8

The Hawkesbury District Concert Band has written to Council advising that they are travelling to New Zealand on 27 September, 1992, as part of a cultural exchange with the AOTEA Youth Orchestra. The Band has stated that their uniforms are in a poor state of disrepair and that the cost of replacement of these uniforms is in the order of \$7,000. The members have raised \$3,500 and have requested Council to consider sponsoring the Band with the remaining funds required.

Whilst in New Zealand, the Band have indicated that they will be unofficial ambassadors for Hawkesbury City at many community and school concerts. The Band will also present a marching display at either the New Zealand Rugby League or Union preliminary finals on 3rd and 4th October, 1992. The Band will also be attending an official reception in Auckland on 5th October, 1992, and have offered to extend this Council's good wishes to the Mayor of Auckland.

Council has in the past, supported the Band by providing \$1,000 donation in the Budget each year. Whilst there was an allocation in 1991, these funds were not utilised.

The Hawkesbury District Concert Band provides its services to many community functions and civic receptions. In light of this request and the presentation of the Hawkesbury in Auckland, it is considered that Council should make a donation of \$3,000 being the 1991, 1992 and 1993 budgetary allocations. The Band should be advised that no further funds will be made available for their Organisation in 1993.

IT IS RECOMMENDED THAT a donation of \$3,000 (three thousand) be made to the Hawkesbury District Concert Band for the replacement of their uniforms and that the Band be advised that Council will be unable to make a further donation in 1993. The Financial Statement Form 2A, 30th September, 1992, be adjusted in accordance with this donation.

**19. HOME ACTIVITY - UPHOLSTERER - GREGORY STREET,
NORTH RICHMOND. DA207/92**

Council is referred to Item 2 in the Planning and Development Section.

Subsequent to the Committee meeting, a discussion has taken place between the Divisional Manager Environment & Development, a number of objectors, and with a Solicitor acting on behalf of local objectors.

Matters have been raised which, if confirmed, would throw some doubt on the ability of the applicant to comply with the definition of "Home Activity", particularly insofar as interference with local amenity. The matters include:

- run off from washing process killing grass on neighbour's property;
- burning off waste products with consequent odour and smoke nuisance;
- advertising in paper which suggests business is more than just a home activity;
- significantly greater traffic than indicated by applicant;

- conflict in noise indicated by applicant to Council than that actually being experienced;
- emission of vapours.

The Solicitor has indicated that the objectors are preparing statutory declarations in respect of their claims and that they will be submitted in the near future. It was indicated to the objectors that these matters would be investigated.

IT IS RECOMMENDED THAT Council not determine the application at this time pending a further report on investigation of complaints from objectors.

20. RELOCATION OF WINDSOR POLICE STATION AND POSSIBLE COURTHOUSE SITE. GC281/12 PT1

In 1986, Council acquired land in Macquarie Street opposite the Function Centre for the purpose of developing an office block, including the relocation of the Department of Social Security. This was undertaken following discussions with the Commonwealth Department of Administrative Services, to arrange accommodation for most of the Commonwealth Government agencies. They later decided to relocate to premises in George Street, opposite the hospital.

The land is in a good location bounded by Macquarie, Day and Forbes Streets, all services are available with a traffic light controlled intersection at Day and Macquarie Streets, and is adjacent to the new hospital site. This new hospital site will incorporate a future ambulance station and helipad.

The New South Wales Fire Brigade has agreed, in principle, to relocating the Windsor Fire Station onto part of the site, with the frontage to Forbes Street.

The existing Windsor Police Station has a number of accommodation problems and is partly flood affected. There are also some difficulties in the location of the Police Station and Courthouse. A site for a new courthouse has been owned by the State for some time in Bosworth Street, Richmond.

It is seen that the Windsor site is a good location for both the Police Station and Courthouse. It should be noted that these facilities are developed by two separate Government agencies.

During a recent visit by the Police Commissioner, the matter was raised and there has subsequently been enquiries from the Police Property Branch.

At this time, it is recommended that the Council advise that it would be prepared to make available, at the appropriate valuation, (and this could include payment over time or lease) that part of the land necessary for relocation of the Police Station and Courthouse and authorise negotiations with the two Government Agencies.

IT IS RECOMMENDED THAT Council advise it sees merit and agrees, in principle, with the location of a Police Station and Courthouse facility on land it owns in Macquarie Street, Windsor, and is prepared to make such land available at the appropriate valuation. This may include payment over time or lease if the project can be brought forward.

21. ALCOHOL FREE ZONES. GP070/001

Correspondence has been received from the Windsor Police Patrol regarding the alcohol free zones which expire on the 30th September, 1992, prior to the next meeting of the Council. The police have requested that the zones be approved for a further twelve months as required by the Local Government (Street Drinking) Amendment Act. The locations requested are:-

- Windsor Street, Richmond, between East Market and West Market Streets
- March Street, Richmond, between Paget and West Market Streets
- East Market Street, Richmond, between Francis and Lennox Streets
- Woodhills Car Park, Richmond
- Bells Line of Road, North Richmond, in front of the State Bank Plaza

- Windsor Mall, Windsor

Police indicate that since the declaration of the zones last year, there has been a significant decrease in street crime of 9.8%, and this reduction is attributed to the zones, together with the policing and enforcing.

IT IS RECOMMENDED THAT:-

1. Council agree to the request of the Windsor Police Patrol, in extending the alcohol free zones as listed for a further 12 (twelve) months from 30th September, 1992.
2. Council advertise its intentions to re-establish the alcohol free zones in accordance with the requirements of the Local Government (Street Drinking) Amendment Act, 1990.

22. PLACE OF PUBLIC WORSHIP - LOT 108, DP755258, N° 249 WOLLOMI ROAD, ST. ALBANS - GROVEWOOD HOMES (J. LAWLAR). DA170/92

Refers to Item 5 in the Planning and Development Section of the General Purpose Committee.

An embankment has been constructed across a gully to give access to the proposed church site. The embankment is approximately 30 metres wide at the base, 7 metres wide at the top and varies in height from approximately 6-10 metres from the natural floor of the gully.

From inspection, the embankment appears to have been constructed directly on top of the sand which constitutes the natural floor of the gully. The material used in the construction of the embankment has been excavated from the bank of the gully adjacent to the embankment and consists of weathered shales, sand, clay and sandstone boulders. It is estimated that there is approximately 14,000³m of material in the embankment.

It is considered that due to the sand floor on the gully, the embankment would not contain a large amount of water for a long period, as it would percolate through the sand until such time as the natural water table was reached. However, if the dam was breached or a piped overflow provided, the consequences of large flows would include scouring of the downstream side of the embankment and subsequent silting of the wetlands. Inundation of the area upstream of the embankment for varying periods would also have a detrimental affect on the existing eco-system of that part of the gully.

To enable further consideration of this application, the applicant should provide a detailed report to justify the construction of the embankment as an access road. The report should also address the alternative of a low level crossing to gain access to the Church. Design calculations should include runoff predictions for rainfall events of varying intensities and durations, hydraulic analysis of flow rates underneath the embankment and the consequences on the downstream wetlands as well as detailed design of the overflow and scour protection necessary to protect the embankment wall. An assessment of the environmental impact caused by inundation of the area upstream of the gully should also be provided.

IT IS RECOMMENDED THAT consideration of the application be deferred pending receipt of information indicated in the report.

REPORTS FOR INFORMATION

7. LOCAL GOVERNMENT BOUNDARIES COMMISSION. GB10/1 PT1

The Local Government Association has advised that the Department of Local Government has invited both the Local Government & Shires Associations to nominate names for appointment to the Boundaries Commission.

Each Association is required to submit a panel of four names from which the Minister will select representatives.

The term of the appointment is five years and background information about candidates' Local Government experience is required with each nomination.

All nominations must reach the Associations by no later than Monday, 28th September.

The Commission usually meets every month in Sydney, with additional meetings in Council areas where enquiries are involved. Two or three days at a time may be required for each of the detailed meetings, with a sitting fee paid, plus reimbursement of travelling costs.