

Your Ref:

Our Ref:

February 12, 1993

HAWKESBURY CITY COUNCIL



George Street, Windsor NSW 2756
Phone (045) 87 7000
Telex 122336. DX 8601 Windsor

Mr. G. Falson,
Divisional Manager Environment &
Planning,
Hawkesbury City Council,
Council Chambers,
WINDSOR, N.S.W. 2756

Dear Sir :

A SPECIAL MEETING of Council will

be held in the Council Chambers, Windsor on MONDAY, 15TH FEBRUARY,

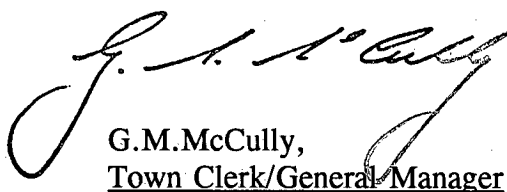
1993 commencing at 7.30 p.m. for the transaction of the following

business :

PURCHASE OF LAND - HOSTEL HOUSING

Your attendance would be appreciated.

Yours faithfully,


G.M. McCully,
Town Clerk/General Manager

HAWKESBURY CITY COUNCIL

BUSINESS PAPER

SPECIAL MEETING - 15TH FEBRUARY, 1993

TOWN CLERK/GENERAL MANAGER'S REPORT

SPECIAL MEETING - 15/2/93

Mayor and Aldermen:

PURCHASE OF LAND - HOSTEL HOUSING GR50/1 PT2

Introduction

The Commonwealth Minister for Aged, Family & Health Services has announced that funding of up to \$1,488,050 has been allocated for the development of a hostel for frail aged people in the Hawkesbury Local Government area.

The funding is actually available to the Fitzgerald Memorial Hostel Association of which the Mayor Alderman Wendy Sledge is the Chairperson.

Background of Hostel

Following is a brief background of the Fitzgerald Memorial Home.

On the 31st December 1818 a number of residents of the Hawkesbury met at a meeting chaired by William Cox to form the Hawkesbury Benevolent Society. The principal object of the society was to assist the old and infirm. A two storey brick building was erected in Brabyn Street in 1836. William Cox who presided over the inaugural meeting donated a wing to the "Asylum" in 1837 for the special accommodation of the sick amongst its inmates. In 1910 the aged inmates from the Society's building in Macquarie Street were transferred to the old building in Brabyn Street to enable building operations to take place at the hospital. With the two storey building being out of date it was demolished and a new structure was erected, opening in 1914 under the name "Home for Infirm", this being substituted for "asylum". In 1959 the name of "Home for Infirm" was changed to "Fitzgerald Memorial Home". The home was closed for admissions in 1987 because it was a fire hazard and finally closed in September 1988.

The Council, in December 1987, resolved to establish a committee to investigate the feasibility of the future development of hostel and nursing home accommodation for aged residents in the area. That committee was established and has resulted in the grant being made available from the Commonwealth Government. The committee also has available to it other funds in the form of cash donated by the Wymark Estate and the current Brabyn Street site.

Report

For some time the staff have been working with the committee to obtain a suitable site in the Windsor area and a number have been investigated. These include the site in Claremont Crescent where there exists the partially constructed St Matthews Terrace

Development. That development was to comprise of two accommodation buildings of two storeys, a building containing conference rooms, reception area, kitchen, dining and lounge facilities, a gymnasium, spa and pool, tennis court and manager's residence.

The land is Lot 21 in DP732327, with frontage to Claremont Crescent, Richmond Road and the public road off Richmond Road at the Rum Corps Resort. It contains an area of 1.3 hectares approximately and is zoned Residential 2A under the current Local Environmental Plan.

There has been substantial work undertaken on the two residential buildings, partial completion of the ground floor of the conference area and tennis court, with substantial site works including retaining wall and drainage.

The site was acquired by the landowner Tuncoda Pty Ltd for \$1 million and \$1.67 million of building works have been undertaken to date.

The land is currently subject to a Mortgagee in Possession being Morelend Finance Corporation Pty Limited of Victoria.

There have been discussions with the project architect Mr Alex O'Grady, members of the committee and representatives from the Commonwealth Department. It has been agreed that the two partially completed residential buildings could be satisfactorily completed for the hostel with a further building required for larger community and dining facilities.

There have also been discussions with agents acting for the Mortgagee in Possession being Dimond's First National of Sydney. They have put to the finance company an offer of \$780,000 for the land to be purchased by the Council subject to its (the Council's) approval with finalisation at 30 days after that occurs (should that be the case).

At this stage the Fitzgerald Home committee has not been incorporated and accordingly, it is not in a position to purchase the land. It is known that there are other bidders for the land, some around the same purchase price, at least one other

at a higher price who are negotiating for other uses and may confirm their offer in the near future. This is the basis on the recent negotiations and this report at this time.

The architect's estimate to establish a hostel on the site includes completing the two residential blocks and some internal conversion and the establishment of an additional building containing kitchen, dining, lounge areas, activities room, reception, a multi-purpose area, office and toilets directly adjoining the two partially completed buildings is \$1.73 million. Information is that the funds are available to enable this including purchase of whole or part of the site by the Fitzgerald Home committee.

Attached to this report is a plan indicating the two partially completed residential blocks (Block A and Block B) and a new building being the community centre (Block C) on part of the area of the total land. If the Council was to purchase the entire area and sell part of this for the hostel, then the remainder of the site would be available for future related development, either in the form of housing and/or that originally envisaged in the management training area. Valuations would need to be undertaken to assess the appropriate split between the two sites.

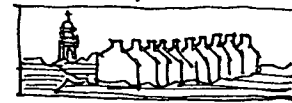
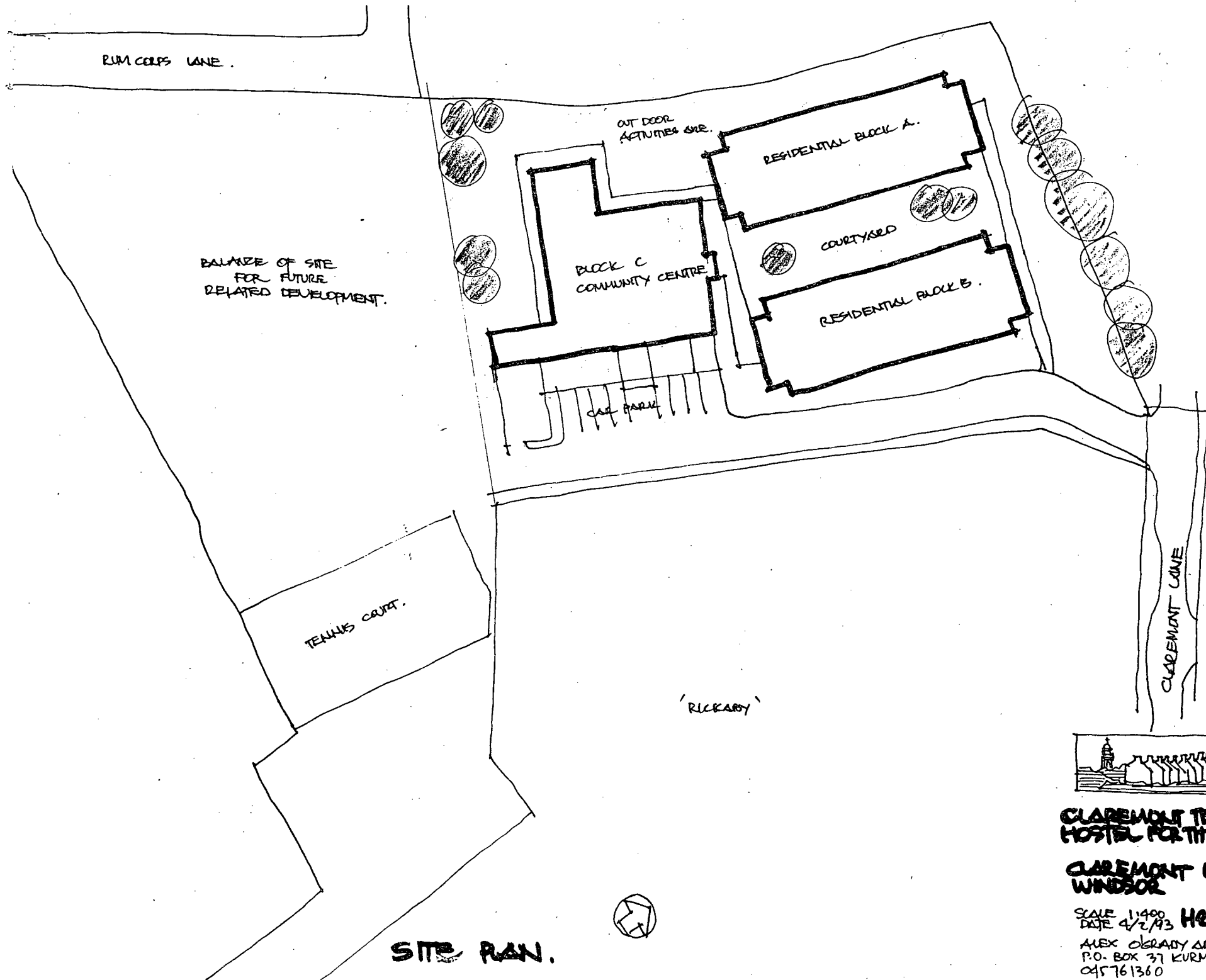
The land does adjoin other areas that could be available to provide a good mixed housing precinct for Windsor.

CONCLUSION

It is recommended that the Council should assist the Fitzgerald Nursing Home in obtaining the Claremont Crescent site and then sell to the committee the area required for the establishment of the hostel. This would require a subdivision including reciprocal rights of way for development of the future site. During those negotiations consideration would be given to the committee's need for a larger area than already indicated by the architect. This would leave land available for the Council to develop by itself or jointly, in creating a housing or related precinct.

IT IS RECOMMENDED THAT Council purchase the land owned by Tuncoda Pty Limited being Lot 21 in DP732237 from the Mortgagee in Possession Moreland Finance for the sum of \$780,000 (seven hundred and eighty thousand dollars) with this funding coming from the Bligh Park reserve.

G.M. McCully
Town Clerk/General Manager



**CLAREMONT TERRACE
HOSTEL FOR THE AGED**

**CLAREMONT LANE
WINDSOR**

SCALE 1:400
DATE 4/2/93
ALEX O'BRAID ARCHITECT
P.O. BOX 37 KURMOUD 2757
045761360

H2/93/1

SITE RAN.

1000

D.P. 626483

797104 Rickaby's

7950-9-0-0 P.A. CARU

P. 61065

Creek

3729-55041-2-0 TRISTON P/L FAMILY TRUST
913-0-4-0 TRISTON P/L
231392

6C

22

604210

GREENWAY

S.E. DP. 636758 22

12
13.56 ha
790346
T.L.E.

10.14 ha.

816462

626483

THE SITE

D.P. 790346
11
3.224 ha

12

DE. IN

211

DP 806061
EMENT-SEWER IN

122 D.P.

D.P. 231981

732327

513514

82105

501278

545895

126228

20949

36266

GOSPER STREET

103046

209497

P. 18

CRES

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388570

5

MOSES

RICHMOND

ESMT 566728

MAIN

ROAD NO 184

FAIRFIELD

AVENUE

556639

CAMBRIDGE

AVENUE

245820

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14

245820

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36851

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S.P. 19193

L.E.C.

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