

HAWKESBURY CITY COUNCIL ORDINARY MEETING

Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 12 July 1994

LOCATION: Council Chambers

TIME: 7:30pm

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MAYORAL MINUTE

Councillors:

HOBARTVILLE - DEFENCE HOUSING AUTHORITY. GT150/3 PT02

Following the Council's consideration of the proposal by the Defence Housing Authority to dispose of approximately 450 homes in the Hobartville area, a meeting was held yesterday with representatives from the Authority, from the Office of the Minister for Defence Support, from the Member for Macquarie's office, the Royal Australian Air Force and the NSW Department of Planning.

The Defence Housing Authority reiterated its previous position that it had undertaken all reasonable endeavours to look at redeveloping Hobartville, but considering the constraints and its Charter to operate on a commercial basis, the position was economically not viable.

From the Council's point of view it was indicated that it saw the location of Hobartville and the age of the existing housing, that redevelopment was not only suited, but, in terms of both the State and Commonwealth Government's better cities and urban consolidation objectives, totally warranted. In addition, it was pointed out that the area was largely occupied by families, where one of the members worked at the Royal Australian Airforce Base at Richmond and thus the location of housing and workplace was important. Rehousing of these families at a more distant location, probably requiring acquisition of an additional vehicle with the associated fuel cost and increased traffic congestion, was contrary to all planning principles espoused by both State and Federal Governments.

While this position was generally supported, there seems little likelihood of positive results. The Department of Planning representatives indicated the problem for the Government, having large areas of land in single ownership in Western Sydney redeveloped to achieve urban consolidation principles, however, was unable to make available any funding. At the same time, they did not give a great deal of hope of release of the North Bligh Park area, where the Defence Housing Authority was hopeful of relocating a large number of the families.

Representatives from both State and Federal Government have been telling Local Government for years of the need for urban consolidation and having people live as close as possible to their workplace. In those circumstances, it seems incredible that a decision, that could impact with the relocation of Airforce families some distance from their workplace while there is a large area of Government owned land, capable of being redeveloped, is not purely a commercial decision.

The position was also indicated by the Department of Planning representatives that the Cabinet decision of not allowing rezoning at this time, of land under the probable maximum flood level remains over the Hawkesbury area. As Members will be aware this impacts on almost all the land in the Windsor/Richmond/McGraths Hill/Pitt Town areas.

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In the circumstances I would recommend to the Council that the strongest representations be made to both State and Federal Government about the need to support their own principles of urban consolidation and better cities, particularly in the Hobartville area and in relation to the housing of defence families where a spouse is engaged in working on the RAAF Base at Richmond, further that the Government be asked to review its position where land cannot be rezoned to allow for at least the housing of families associated with work on the Richmond RAAF Base.

WINDSOR HOSPITAL SITE. DA0330/90 PT03

It is expected that an announcement about development of the new Hawkesbury Hospital will be made by the end of August. This should see the new hospital developed and open by the end of 1996.

At this time the current hospital site would be vacated. The site is an important area in Windsor and I consider the Council should register its interest in purchasing the site from the State at this time. This would allow a period for negotiation and plans to be prepared for the site's future development so that these can be implemented when it is vacated. I would recommend that the Council advise the State Government of its interest in purchasing the current Hawkesbury Hospital site in Windsor and that the support of the Member for Hawkesbury be sought.

Councillor Wendy Sledge
MAYOR

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Section 4

Reports for Determination

ITEM 18: CONSTRUCTION OF FOUR NEW SHOPS - LOT 7 DP 959819 - 211 WINDSOR ROAD, VINEYARD

FILE NUMBER: DA0106/94 PT01/GMA

REPORT:

The Council has referred to Item 13 of the General Purpose Committee where this matter was referred to the Legal Consultative Committee. That Committee met and resolved as follows:

"That the General Manager negotiate approval of the current development application and that all further development on the land only occur in accordance with current rural zoning."

There were resultant discussions, with the following letter received from excel management on behalf of the landowner.

"Following discussion between us I am writing to you accepting the proposal suggested by you as follows;

a) That the current DA be approved and that the 600 square metres contained within this DA be used for a multiplicity of "shop" usages (in all probability 4) and that any reasonable commercial retail activity be acceptable.

b) That the remaining land contained within this site being Lot 7 DP959819 be zoned 'Rural' and that this zoning allows all the activities associated with tourism, including motel accommodation. In accepting this as a compromise of our position, I have to seek further clarification from Council and that is that any further development application under such usage must not be refused due to Council's policy in regard to 'ribbon development'.

Upon clarification and confirmation of the above we will proceed to lodge a BA within the normal time associated with such a project.

Thank you for your co-operation and hopefully this will obviate the need for further referral to a higher authority."

RECOMMENDATION:

That Council execute an appropriate deed between the parties, where the current development application is approved with appropriate conditions subject to no further existing use rights for the site and that the land only have further rights in accordance with its zoning and that these include tourist facilities. In this regard, the Council advise that it would not unreasonably withhold any approval or development in the zone, subject to the consideration of those matters under the Act and particularly, issues of traffic management and aesthetics. That the Seal of the Council be affixed to any necessary documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LAX.G23

****** END OF ITEM 18 ******

ITEM 19: RESTRICTIVE COVENANT VARIATION - 10 DUFFY AVENUE,
 GROSE VALE

FILE NUMBER: P412/65 PT01/CSV

REPORT:

An application has been lodged by Solicitors acting for the owners of 10 Duffy Avenue, Grose Vale, seeking consent to amend the restrictions placed on the land following lodgement of the Section 88B Instrument which applies to DP255508.

As a result of an old subdivision, DP255508 contains some undersized parcels of land - Lot 15 for example contains an area of 0.01m². Clearly such land, whilst having an identity, cannot have a building right. To avoid this situation, the small lots in DP255508 were grouped as sets to the larger lots, with each set only being able to be sold as a whole. That is, Lot 15 could not be sold by itself.

The original Section 88B Instrument errorously grouped lots together. This situation should now be rectified by re-grouping the lots to ensure that all lots are attached to the correct set. Written consent of the proposed changes has been provided by current affected property holders. The application to amend the sets is, therefore, supported.

RECOMMENDATION:

1. That for the purposes of the Section 88B Instrument, Lots 6 and 14 DP255508 be grouped as one set and Lots 7, 13 and 15 DP255508 be grouped as another set.
2. The Common Seal be attached to the necessary documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LAX.C22

****** END OF ITEM 19 ******

ITEM 20: ANNUAL STATEMENTS OF ACCOUNTS 1993

FILE NUMBER: GF001/001 PT3, GF011/007 PT1/FNC

REPORT:

Item 1 of the Reports to tonight's meeting is the Operating Statements for the Annual Statements of Accounts for 1993. At the time of preparation of the Business Paper, the External Auditor had indicated that an Audit Certificate would be provided based upon the results as detailed in the Report. An amendment is now required to comply with the Accounting Standard.

The conversion of the accounting system to the new Accounting Standards and Practices has caused a significant amount of workload and made more difficult by the ongoing review of the requirements being defined by the Department of Local Government. Recent indications are that there have been less than thirty councils which have completed the 1993 Annual Statements of Accounts and submitted to the Department. There are still some apparent differences between the Local Government Accounting Code of Practice and the Australian Accounting Standards.

One of the differences between the two Codes has been the requirement for bringing to account the provision for Workers' Compensation liabilities as determined by an actuarial assessment. This applies to all self-insured organisations and requires the liability for Workers' Compensation claims to be brought to account. This is a non-cash item and does not affect Council's accumulated financial position, however, it does affect the operating result for the year.

A revised summary of the results in commercial format is detailed below:-

Operating Statement

Operating Expenses	\$28,081,605
Operating Revenues	32,298,849
Contributions and Donations	5,319,909
Profit on Sale of Assets	<u>268,953</u>
Operating Surplus	9,806,106

Balance Sheet

Current Assets	26,798,876
Current Liabilities	<u>7,737,795</u>
Net Current Assets	19,061,081

Non Current Assets	56,311,721
Non Current Liabilities	<u>13,556,133</u>
Net Assets	61,816,669

It is to be noted that actuarial assessment of Council's liability for claims for Workers' Compensation is funded by a cash reserve in accordance with the licensing requirements and policies of the WorkCover Authority.

The accumulated financial position as at 31st December, 1993, remains at \$1,271,743.

RECOMMENDATION:

That the report on the 1993 Annual Statements of Accounts and the movements in Reserves be received.

1. That the amounts of \$15,822.48 (fifteen thousand eight hundred and twenty two dollars and forty eight cents) be abandoned in accordance with the Local Government Act 1993.
2. The statement on the Financial Reports for the year ending 31 December 1993, be endorsed in accordance with Section 413 of the Local Government Act.
3. That the report on the 1993 Annual Statements of Accounts and the movements Reserves be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LAX.F24

****** END OF ITEM 20 ******

ITEM 21: COMLERoy ROAD PUBLIC SCHOOL

FILE NUMBER: P1311/215, DA343/92 PT02/ENG

REPORT:

A meeting of the Comleroy Road Public School Parents & Citizens Association was held at the School on Monday, 11th July, 1994, to discuss, among other matters, the issue of the access to the new Comleroy Road School, currently nearing completion in McMahons Road, namely the intersection of Comleroy Road and McMahons Road. The Hon. Member for Hawkesbury, Mr. Kevin Rozzoli MP, attended the meeting and Council was also represented.

The history of the School's development in McMahons Road including Council's representations regarding improvements to the intersection was outlined to the meeting and in response Mr. Rozzoli stated that the Department of Education was not legally responsible to carry out the improvements and as the roads were under Council's control, it was Council's responsibility to undertake any improvements necessary at this intersection. The meeting was informed that Council considered the Department to be a Developer in the situation and as with any development generating the volumes of traffic which will be consistent with a school, it would be expected as part of that development, that the appropriate traffic safety measures necessary to gain access to that development, be undertaken.

The meeting indicated that no matter whose responsibility the intersection improvements were, the prime concern of parents is the safety of the children attending the School and as such, the intersection improvements were urgently required prior to occupation of the new School.

In view of the public safety concerns, it is considered that Council should undertake the intersection improvements, which will involve reconstruction of the intersection to provide adequate sight distance for vehicles entering and leaving McMahons Road, the required work being estimated at \$45,000. It is also considered that Council make the strongest representations to the local member to continue pursuing this matter on behalf of Council in an effort to have these construction costs reimbursed.

RECOMMENDATION:

That the improvements necessary at the intersection of McMahons Road and Comleroy Road be undertaken at an estimated cost of \$45,000 (forty five thousand) and strong representations be made to the Local Member, The Hon. Kevin Rozzoli MP, to continue pursuing this matter with a view to reimbursement of the costs of the Intersection improvements.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LAX.E25

**** END OF ITEM 21 ****

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Section 5

Reports for Information

ITEM 22: LOCAL GOVERNMENT RECYCLING CO-OPERATIVE LIMITED

FILE NUMBER: GW010/026 PT05/GMA

REPORT:

The Co-operative has advised that nominations are requested for the Director positions which become vacant in September. The Outer Metropolitan West Director is the Mayor of Penrith, Councillor Dianne Beamer.

Councils eligible to nominate and vote in this area are Liverpool, Fairfield, Blacktown, Campbelltown, Penrith and Hawkesbury.

The Council, should it desire, is eligible to nominate a Councillor for the position.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LCX.G26

****** END OF ITEM 22 ******

ITEM 23: DEMOLISH WEATHERBOARD COTTAGE - NOTICE OF INTENTION - m 80 LENNOX STREET, RICHMOND - V & P TCHADOVITCH

FILE NUMBER: P515/135/EVD

REPORT:

Council is referred to Item 14 of the Environment Section in this business paper.

A letter has been received from the applicants, Mr V & Mrs P Tchadovitch, as follows:

"We wish to inform that we did not receive letter of notification re this matter till Friday 24/6/94 and as such were unable to make arrangements to attend and address this meeting.

It is our request that Council at its Ordinary meeting on 12/7/94 defer ratification of this matter so that we may prepare our case and address Council at its next meeting."

RECOMMENDATION:

That the correspondence be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR712LCX.V21

****** END OF ITEM 23 ******

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Section 6 **Other Reports**

**ORDINARY
MEETING**

Meeting Filename: OR120794.BIL

END OF BUSINESS PAPER