

GENERAL PURPOSE COMMITTEE

SECTION 3 ORGANISATION & RESOURCES

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES**Table of Contents****Meeting Date:** 28 February 1995

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ITEM: 57 PROPOSED ALCOHOL FREE ZONE - MCGRATHS HILL**FILE NUMBER:** GP070/001 PT04/CSV

REPORT:

Correspondence has been received from the shop keepers of the Council owned McGraths Hill Shopping Centre advising of vandalism to the Centre and the consumption of alcohol and breaking of bottles at the Centre. There have been reports of tyre damage from the broken glass and rubbish about the area. These reports have been confirmed by the NSW Police.

The shop keepers have requested Council give consideration to creating an alcohol free zone on the block bounded by Redhouse Crescent, Phillip Place, Books Crescent and the Community Centre.

The licensing Sargeant at Richmond Police Station has indicated that he would support the creation and enforcement of the zone.

Prior to public advertising of the proposal and consideration of any comments, the Local Government Act requires Council to formally resolve to give notice of its proposal to create the zone.

RECOMMENDATION:

1. Council advertise and invite public comment on the proposal to create an Alcohol Free Zone on the block bounded by Redhouse Crescent, Phillip Place, Books Crescent and the McGraths Hill Community Centre.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NBX.C01

****** END OF ITEM 57 ******

ITEM: 58 1A GREENWAY CRESCENT, WINDSOR**FILE NUMBER:** P740/15 PT02/CSV

REPORT:

Council at its meeting of 14 February 1995 adopted the recommendation in regard to the proposed sale of 1A Greenway Crescent, Windsor that:

"Mr Ghantous be offered a lease over the subject site for a period of 5 years with an option for a further 5 years with appropriate terms and conditions to be negotiated".

Valuation advice has been furnished from consultant valuers, K D Wood & Associates, indicating appropriate fair market rental in the amount of \$1040 per annum ie \$20 per week. In addition, the lessee would be responsible for rates and taxes. Mr Ghantous currently pays rental in the amount of \$203 pa plus rates and taxes.

A discussion was held with Mr Ghantous who was appraised of the valuers' recommendation. On the basis of the terms given, Mr Ghantous has indicated he is not prepared to accept the lease.

Having regard to the nominal rental to apply and to the duration of the proposed lease and Mr Ghantous' refusal of the lease terms, it is considered that Mr Ghantous be given notice to vacate the property. It is noted that the provisions of the Agriculture Rural Holdings Act apply and 12 months written notice must be given.

RECOMMENDATION:

Notice be given to Mr Ghantous to terminate the existing Occupancy Agreement.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NBX.C06

****** END OF ITEM 58 ******

ITEM: 59 PROVISION OF ALL-WEATHER MULTI-PURPOSE BUILDING - AUSTRALIAN PIONEER VILLAGE**FILE NUMBER:** P2355/0585 PT01/CSV**REPORT:**

Council at its meeting of 13 December 1994 resolved:

"That a report be brought forward giving an estimated cost for the construction of a suitable all-weather multi-purpose building at the Australian Pioneer Village to accommodate various activities with a view to further increasing the income potential from the Park, and to include the present costs of running the Village, the estimated projections of profits obtainable by this and a research on like facilities to see whether they are profitable and the funds they are expected to generate out of such a development."

In considering the structure of the proposed building, three factors were considered to be essential. These were:

1. That the building be truly multi-purpose.
2. That the building have a suitable seating capacity to meet anticipated demand.
3. That the structure of the building be sympathetic to the theme of the Australian Pioneer Village.

With regard to point number 1, a number of potential uses have been identified. These include major events such as Australia Day activities including Naturalisation Ceremonies; markets; reception and function centre; weddings and engagements; woolshed dances; school functions; club functions; commercial displays; conferences; lecture hall; car, bike and equipment displays; theatre, film, musicals and concerts; antique, art and craft exhibitions; clothing and fashion shows; industry expos; swap meetings; birthdays, anniversaries and family celebrations; and corporate events.

With regard to point number 2, and having regard to the markets identified above, it is considered that the building should be designed with a seating capacity of 200 to 250 persons.

With regard to point number 3, contact was made with Crawfords Rural Improvements Pty Ltd of Oakville specialise in slab barn style constructions which would blend well with the existing built structure of the Pioneer Village. The style of the anticipated building is indicated in a collection of photographs which will be displayed at the meeting. In addition, site inspections of several similar style buildings in the Hawkesbury District were conducted which confirmed that this style of building would blend well within the Village.

Following these inspections, Crawfords was asked to provide a quotation for the construction of a similar building at the Pioneer Village.

The proposed building would be 30 metres long and 18 metres wide and built in a colonial style. Its construction would be round pole with .250 x .050 Oregon planks for cladding on the walls with the roof to be of corrugated galvanised metal sheeting. There are steel framed, timber clad sliding doors at each end of the building to allow for drive-thru access whilst 3 sets of sliding doors along one side will allow for easy access out onto the verandah which will look over the Village Green. To further enhance the provision of natural light, there are 4 windows on the opposite side of the building, with 2 internal rooms to be used for a kitchen/storage area and provision of public toilets. The floor will be of 100mm concrete construction.

In this basic configuration, an estimated cost of \$120,000 would apply.

Crawfords Rural Improvements Pty Ltd has provided an option to recess the centre of the concrete floor and insert a polished timber dance floor that would run the length of the building. The provision of the wooden floor would provide an authentic bush dance floor as opposed to the all concrete construction, whilst the timber floor will still be strong enough to permit a vehicle to be driven over it if necessary.

An additional cost for this option has been estimated at \$17,000.

The estimates provided by Crawfords Rural Improvements Pty Ltd are exclusive of site considerations and fitout costs. As it is proposed that the building may be used for public hire, it is mandatory that it meet various design criteria as stipulated in the Building Code of Australia. These standards include the number, construction and placement of emergency doors; emergency lighting; disabled access; seating capacity; fire fighting equipment; air handling systems; and the provision of toilet facilities.

Fitout costs include the provision of water and suitable electricity supply to the site including the provision of lighting and electrical outlets. Authentic seating will also be required as will works required to provide a level building site.

An estimate of these costs is provided below:

	\$
development application fee	725
building application fee	630
site preparation	20,000
provision of water	2,500
provision of suitable electrical supply	3,000
provision of lighting and electrical outlets	10,000
public toilets (including sewer pump and holding tank)	75,000
compliance with standards detailed in the Building Code of Australia	12,000
suitable seating	<u>10,000</u>
Total of estimates	133,855
Total (building and fitout costs, including the provision of a timber dance floor)	270,855

The provision of the multi-purpose building will provide a facility which will enable the Village to accept and honour all group bookings irrespective of weather conditions. The facility will provide for the capture of new markets which will have the effect of increasing the income potential of the Village. The provision of the all-weather facility will enable bookings to be honoured irrespective of weather conditions as in the past, most notably during the 1992 and 1993 Christmas periods, inclement weather caused the cancellation of numerous group bookings with a subsequent loss of income.

With regard to the estimated projections of profits obtainable from such a facility, as a general guide, a hiring fee of \$750 would be applicable. There are limited other similar structures suitable for hiring in the district. These include the Vinegar Hill Woolshed and the Butterfly Farm which adjoins the Pioneer Village. Financial details pertaining to the operation of these enterprises is not available. However, based on observation of the Butterfly Farm Pavilion, it is considered reasonable that at least 3 bookings per month should be obtainable if construction of the multi-purpose all-weather building proceeds at the Village. This would provide an estimated additional income of \$27,000 per annum to the Village. Further, as the style of building is unique to the area, it would reasonably be anticipated that demand for the facility would increase over the forthcoming years and the initial cost of constructing the building would be offset against Village income over a shorter timeframe. The overall impact of the building on the operations of the Village is considered to be beneficial in that there is the provision of a quality community asset which has a number of identified uses which will positively impact on the income levels of the Village. Depending upon the demand for the use of the building, consideration may be given at a later date to the commercial lease/management of the building on Council's behalf. Similarly, at a later date, there is provision for the installation of a commercial kitchen with the building although, at this stage, estimated costs in the vicinity of \$100,000 have not been included. In the interim, catering equipment could be brought in as required.

RECOMMENDATION:

1. The information be received.
2. Consideration be given to the provision of a multi-purpose all-weather building at the Australian Pioneer Village in conjunction with the preparation of the 1995/1996 Estimates.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NBX.C07

****** END OF ITEM 59 ******

ITEM: 60 **TOURISM HAWKESBURY**

FILE NUMBER: GT050/005 PT4/CSV

REPORT:

Tourism Hawkesbury are currently working on a number of Tourism Development Projects in the area.

These include:-

1. The possible establishment of a Flora/Fauna Park at Clarendon - this proposal was reported to the Council at its last meeting.
2. The refurbishment of the former 'Bunker' Building at Richmond.
3. The development of the Burralow Creek area as a unique Eco Tourism destination.

Tourism Hawkesbury have also advanced the RAAF Base Tours Project and it is proposed that representatives of the Board of Hawkesbury Tourism will be in attendance at the General Purpose Committee to address Council in relation to these initiatives.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NCX.C04

****** END OF ITEM 60 ******

ITEM: 61 WINDSOR FUNCTION CENTRE**FILE NUMBER:** GC283/45 PT09/CSV

REPORT:

The refurbishment of the Windsor Function Centre has been completed and features of the improvements include:-

- * Installation of a sound proofed movable divider wall between the Phillip and Macquarie Rooms
- * Upgrading of the sound system
- * Improvements to the entry foyer including enhanced disabled access, upgrade of furniture and floor tiling
- * New ceiling in the Macquarie and Phillip Rooms
- * Enhanced natural light and general lighting throughout the premises to overcome the fairly dark and oppressive feel of the complex
- * Replacement of stage curtains and curtains to external windows
- * Installation of an energy management system
- * Improvements to landscaping and driveway
- * Kitchen access and improvements and additional servery
- * New vanity bench and general improvements to the amenities facilities
- * Sanding and polishing of the floor in the Macquarie Room
- * General cosmetic improvements including painting as required throughout the building and the vestibule

Further improvements are proposed, with a high priority given to the gradual upgrading of the tables and chairs which are dated and require replacement. It is proposed to make provision in the 1995/1996 Estimates for an upgrade of some of the tables and chairs.

The Centre re-opened last weekend with a wedding function and a major launch of the refurbished Centre is being arranged for March, in conjunction with the current management. With regard to the long term leasing of the Centre, discussions have been initiated with M/s Karen Johnson and Mr B Lebsanft of Firefeast Pty Ltd and it is anticipated that a leasing proposal will be reported to the Council in the near future.

RECOMMENDATION:

The information in this report be received and noted.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NCX.C05

****** END OF ITEM 61 ******

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCESMeeting Date: **28 February 1995**Item: **62****ITEM: 62** MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1995**FILE NUMBER:** GF001/004 PT4/FNC**REPORT:**A. CASH EXPENDITURE WARRANT 1/1995SUMMARY - Accounts Paid

General Fund Nos.	32475 -	32985	5,371,042.42
Trust Fund Nos.	4308 -	4322	900,749.65
FID General Fund 469197			564,746.73
			6,836,538.80

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

This summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Divisional Manager of Finance

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31 DECEMBER 1994

GENERAL FUND	36,777.47 DR
TRUST FUND	44980.98 CR

8,203.51 CR

FORM 2

GENERAL

Balance - Cash Account as at 1 January 1995	577,541.13 CR
Receipts for period ended 31 January 1995	5,913,046.99 DR

5,335,505.86 DR

Payments for period ended 31 January 1995	6,386,464.28 CR
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1,050,958.42 CR

Limit of overdraft arranged with bank	\$800,000.00
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RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 31 December 1994.

L M Weatherstone
Divisional Manager of Finance

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C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Account</u>	<u>Amount</u>
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Term Deposits

182 Days	06.02.95	6.27%	General Fund	653,262.53
182 Days	06.02.95	6.27%	General Fund	1,346,737.47
85 Days	09.02.95	7.46%	General Fund	650,000.00
90 Days	15.02.95	7.54%	Sewerage Fund	500,000.00
49 Days	21.02.95	8.22%	Sewerage Fund	500,000.00
30 Days	24.02.95	8.05%	General Fund	500,000.00
185 Days	27.02.95	6.27%	General Fund	300,000.00
185 Days	27.02.95	6.27%	General Fund	700,000.00
46 Days	28.02.95	7.99%	Sewerage Fund	2,000,000.00
37 Days	02.03.95	8.15%	General Fund	103,262.53
			Sewerage Fund	266,737.47
37 Days	02.03.95	8.15%	General Fund	190,000.00
183 Days	03.03.95	6.36%	Sewerage Fund	839,582.37
183 Days	03.03.95	6.36%	General Fund	260,417.63
37 Days	08.03.95	8.04%	Sewerage Fund	400,000.00
37 Days	08.03.95	8.04%	General Fund	300,000.00
184 Days	08.03.95	6.33%	General Fund	380,000.00
180 Days	13.03.95	6.57%	General Fund	900,000.00
185 Days	20.03.95	6.58%	Sewerage Fund	700,000.00
90 Days	22.03.95	8.31%	General Fund	490,000.00
90 Days	22.03.95	8.31%	General Fund	680,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
397 Days	03.07.95	6.20%	General Fund	500,000.00
730 Days	06.07.94	5.91%	General Fund	2,000,000.00
750 Days	26.07.94	5.86%	General Fund	2,000,000.00
730 Days	28.07.94	5.86%	General Fund	500,000.00
365 Days	15.09.95	7.80%	General Fund	1,000,000.00
396 Days	09.10.95	7.35%	General Fund	3,500,000.00

Australian Treasury Corporation

03.08.95	5.31%	Workers' Comp Board	200,000.00
03.08.95	7.26%	Workers' Comp Board	750,000.00

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Short Term Investments	General Fund	1,000,000.00
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\$24,610,000.00

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed above are the total of all money that have been invested and that the investments have been made in accordance with the Act, Regulations and Council's investment policies.

L M Weatherstone
Divisional Manager of Finance

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG228NCX.F02

****** END OF ITEM 62 ******