

**HAWKESBURY CITY COUNCIL
ORDINARY MEETING**

Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 14 March 1995

LOCATION: Council Chambers

TIME: 7:30pm

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Ordinary Meeting - March 14, 1995

Councillors :

2. STATE ELECTIONS GE001/005

The following responses have been received from The Hon K R Rozzoli, MP, Liberal candidate for Hawkesbury and Mr B Calvert, Australian Labor Party candidate for Hawkesbury :

THE HON K R ROZZOLI, MP

"Thank you for your letter of 20th February, 1995 seeking my views on a number of issues that impact of Local Government generally and the Hawkesbury area. I am pleased to provide the following responses.

BROAD LOCAL GOVERNMENT ISSUES

Road funding and regional roads

The Fahey government is committed to supporting Local Government in its role as a road construction and maintenance authority. The present government has committed more funds to road construction and maintenance during its seven years in office than any previous government over the same period and has greatly upgraded the State's road system by a concerted approach to high risk and high congestion locations. It has introduced and implemented the most far-reaching program of road development in the State's history and will continue this work in a further term of government. It had tackled many projects which previous government's simply consigned to the "too hard" category. With the culmination of its debt reduction program in sight it is anticipated that additional funds will be available for road works at all levels. These funds will be allocated on a priority and needs basis so it is important for Council to submit programs which reflect its needs. I will be happy to give my strongest support to Council in its annual bid for funds.

Waste Management

There is a continuing need for revision of Waste Management Policy. I would certainly support Local Government representation within the Waste Authority and would support a structure whereby that representation reflected the role which a particular local government area has in management of the waste cycle. Clearly a Council without the capacity to dispose of waste within its boundaries has a different perception of the problem to those areas which may be seen as providing suitable locations for waste disposal sites.

I believe there must be a regional approach to waste and that local government representation comprise a mix which truly reflects the demands and responses of its constituent Councils. The term "waste facility" is very wide. In terms of ownership I would support a mix of public and private ownership with public ownership concentrating on the putrescible and bulk liquid waste streams with private ownership providing more specialised services. Waste facilities now include recycling and reprocessing plants and many of these function better when commercially driven as this gives sharper focus to the potential for recycled or reconstituted products. In either case all facilities, public and private, should be licensed under the strictest EPA guidelines. Council has a fine record in the collection of recyclable material and is to be commended for its contribution to reducing the waste stream.

Rate Pegging

I agree with much of what Council has said in regard to rate pegging. Rate pegging was introduced by a Labor Government and opposed by the then Opposition. Notwithstanding Council's views, and the considerable validity they have, rate pegging has proved so popular with voters at the State level that it is highly unlikely to be repealed in the near future. Council would be aware of my own particular views on local government financing which I believe would provide a better and more equitable basis for rates than the present system which can often produce quite inequitable results. I believe the answer lies in more than simply fiddling with rate pegging mechanisms.

Pensioner Rates Rebate

Commonwealth governments of all persuasions have not been particularly fair to either State or Local Government in manipulation of Commonwealth Revenue Sharing Agreements. Pensioner support is a Commonwealth responsibility and the Commonwealth Government should fund the States, or Local Government directly, with the full cost of providing a 100% rate concession to both the extension group pensioners and the original eligible pensioners. I would not like to see a reduction in current payments to any pensioner and believe it is appropriate to extend the concession across the board immediately from Commonwealth funds. I further believe that retirees earning no more annual income than an amount equivalent to twice the pension should also be eligible for the benefit. This group, which is denied fringe benefits, is greatly disadvantaged financially under the present system.

Amalgamation of Councils

I completely agree with Council in this matter. Legislation introduced by the present government makes provision for this to happen.

Environmental Planning Issues

I fully support a shift in the emphasis of planning strategies which would see the Department of Planning concentrating more on State and Regional Planning with Councils having a much greater role in determining local planning issues. The public are fickle, however, in this regard and quickly seek audience with State Planning when in

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disagreement with local authorities and vice.

There would need to be very clear guidelines of responsibility as it is easy to blur the distinction between developments of regional and local significance. In particular the Land and Environment Court would need very definite references to avoid being continually called upon to arbitrate this point.

Regional Economic Development

*As with waste authorities the value of local government representation can be *negated if it is not representative of the interests of constituent councils. To overcome this problem there would need to be sub-regional boards, where appropriate crossing boundaries, reflecting the blocs of economic activity within a region. To this end Council is to be congratulated on establishing its own economic development committee. Representation is not a goal in itself, functional representation is the key.*

Law and Order

The concern of Local Government and the wider community is recognised and shared both by my party and myself. Truth in sentencing and other new legislation has toughened the law in its treatment of offenders particularly in the area of serious crime reflecting a hardening of attitude in the community. The government recently introduced the first laws to extend responsibility for some juvenile property offences to the parents of offenders. The present government has considerably increased police strength during its term, and is still recruiting and training at the highest possible level. Authorised police strength at Windsor is 71 and will increase in May to 74 with the addition of 3 experienced officers. There will be no decrease in the authorised strength of the Windsor patrol. I will work for further increases in police strength as new police numbers become available. Every area is demanding more police and the problem cannot be solved simply by taking from one area to boost another. I acknowledge the need for professionally managed community based facilities for young people at risk and am happy to lend my support to any endeavours to create such facilities recognising that if they are to be community based there must be a willingness on the part of the community to accept such facilities in its midst. I presently detect some resistance to efforts in this direction.

Premier Fahey has just announced that a re-elected Fahey government would enact strong legislation in respect of repeat offenders of serious crime.

AT THE LOCAL LEVEL

Public Transport

I am currently working on the provision of improved bus services especially the creation of a late evening State Rail Night Ride service with an extension service from Windsor and Richmond stations to cater for outlying areas. Representations are currently before the Department of Transport and have the support of State Rail. It is difficult to imagine how further timetabling changes will prevent current disruptions on the Blacktown-Richmond line when most delays are generated from within the mainline system. State Rail is currently examining the construction of significant passing loops which will allow much more flexible traffic movement on the branch line.

This is the only measure which will effectively improve this aspect of service and I will be pushing for this work to be done as soon as possible. Increased patronage on the line has necessitated an increase in commuter parking. Some has been provided and is expected that further parking will be provided as land becomes available for this purpose. The Department of Planning's decision to escalate development along the Richmond line within the Urban Development Program should benefit efforts to improve current rail services. Safety equipment in the form of boom gates and flashing lights is currently on order for all unmanned crossings on the Richmond line and it is hoped that this work will be completed by the end of the year.

Windsor Road

The upgrading of Windsor Road to enable a continuous efficient flow of traffic will be a major priority for me over the next four years. Major decisions will have to

be made in respect of traffic flows in and around Windsor if upgrading is to be successful. I look forward to working closely with Council in the resolution of these questions.

Funding and Operation of Emergency Services

Council would be aware of my strong support for funding of local Bush Fire Services which has resulted in a considerable increase in funding over the last two years. I am currently working with Council on its submission for this year which it is hoped will lead to a further increase. It is my aim to bring the tanker fleet up to modern standards within the next four years and to see fire fighters properly equipped as soon as possible.

Improved Reticulated Water and Sewerage Services

Increasingly high standards for treatment and disposal of sewerage effluent have I believe slowed the extension of services to the Freemans Reach, Wilberforce and Glossodia areas. The question of increasing the size of village areas has also complicated the decision and design process. This matter needs to be resolved as quickly as possible and I look forward to working closely with Council to resolve outstanding issues.

OTHER MATTERS

General Development

The Hawkesbury area is seen as an important component in Sydney's Future Strategy. Its environmental value is now much more appreciated and it is acknowledged that development must take this into consideration. I am currently working with Council's town planners in the design of a development strategy west of the river and for further urban development to the east. The development of tourism, high-tech industry, and highly efficient and ecologically sustainable agriculture are all seen as key factors in Hawkesbury's future. The continued presence of the RAAF Base as a major aircraft maintenance unit with a large highly skilled work force, the development and expansion of the University of Western Sydney at Hawkesbury, and the TAFE at Richmond are also seen as essential to our future.

I see the addition of a major flood mitigation component to Warragamba Dam as a vital and necessary development to protect life, property and freedom of access throughout the district. This protection will I am sure provide a major economic boost to our area.

Police Station/Court House

I fully support the construction of this complex on the land acquired by the Police Department at Windsor and have already made representations to the Ministers for Police and Justice to this effect.

Flood-free Access

I have referred to this in the section above on development. I believe the most appropriate course of action is to provide mitigation at Warragamba. The Warragamba catchment is both the largest single contributor of flood water to the Hawkesbury and the most consistent. Flood mitigation would not only provide far greater security in the valley it would place most existing bridge structures above flood level. It thus would serve a number of purposes. By contrast flood-free access bridges provide only access leaving the district susceptible to major loss in flood times. The proposed dam, which will be 23 metres higher than the existing structure, would be able to handle the largest probable flood (1 in 100,000 chance per year). The upgrade is expected to cost \$250 million and is scheduled to be completed by the year 2000 subject to the outcome of the Environmental Impact Statement. There are many questions yet to be answered in respect of the design and construction of such mitigation works and the comprehensive Environmental Impact Statement is currently being prepared. This will be available for public comment later in the year for an extended period. The upgraded dam will not be used to increase Sydney's water supply capacity.

National Parks

A considerable area of the Hawkesbury electorate is already within National Parks. The only remaining large area to be formally declared as National Park will be the former Maroota State Forest. A number of smaller areas are to be protected for their environmental value, however, may not necessarily be titled National Parks. The mere labelling of an area as national park does little, the strength of such reservations lie in the development of comprehensive management plans and the effective ongoing management of the lands.

Castlereagh Waste Depot

The Fahey Government has instituted the most stringent and far reaching environmental audit in Australia at Castlereagh. Notwithstanding findings that the site is safe and that there is no causal link between the depot and health problems plans are in hand for the development of a closure plan for the site and for the rehabilitation and securing of the site with long term monitoring. In addition to

these measures I will be calling for the establishment of a negative hydraulic gradient for groundwaters around the site to further guarantee the containment of contaminants within the current site boundaries.

Water Quality in the Hawkesbury

I am sure my position on this matter is well known to Council. As the instigator and now Deputy Chairman of the Hawkesbury Nepean Catchment Management Trust I am totally dedicated to improving water quality in both the main stem and tributaries of the river. The degradation of the river has occurred over many years and it will now take some years to recover from this. Much is currently being done to develop strategies and educate the community for the task ahead. The formation of Catchment Management Committees, the launch of a comprehensive Phosphorus Action Plan, the distribution of grants under Operation Healing for projects enhancing the river environment, the development of Water Quality Objectives, and participation in the review of SREP 20 are some of the initiatives currently being undertaken to improve water quality.

Urban Consolidation

It is my view that urban consolidation has a limited application within Hawkesbury. I believe there are far greater environmental planning challenges to be met. However, Hobartville did present an ideal opportunity for an urban consolidation project. Although I was aware of Council's proposal Hobartville is not within my electorate nor did Council make a formal approach to me for assistance. It is my understanding that the intransigence of the Federal department concerned was in effect the greatest problem to Council.

Finally,

You also seek details of funding and time framing for the various issues raised. I have endeavoured where possible to incorporate this information within my responses. The number, variety and open-endedness of most of the issues raised by Council defies a detailed and responsible assessment. Should Council wish to pursue any of the matters it has raised with me in more precise terms I will be happy to pursue this aspect further."

BARRY CALVERT

"I am replying to your letter dated February 20th, 1995, Reference No GE001/005/RPS/MP, asking for my views on a number of Local Government issues.

The first list of issues viz:- Road funding and Regional roads, Waste Management, Rate Pegging, Pensioner Rates Rebate, Amalgamation of Councils, Environmental Planning Issues, Regional Economic Development, Law and Order; are all addressed by the NSW Labor Party's policy statements. The policy of NSW Labor on all these matters is freely available from the ALP head office in Sussex Street Sydney.

Many of the other issues listed on Page 3 of your letter have been addressed by the various press releases I have issued recently. I am therefore attaching the relevant press releases.

I have also sent a copy of your letter to various shadow Ministers including Pam Allen, Shadow Minister for Planning & Environment and Women's Affairs, asking them to provide answers to certain of your questions.

I am also enclosing a copy of the ALP Bushfire Policy which was only released this week.

I notice that your letter does not ask me for my policy on the provision of public health and public hospitals in the Hawkesbury area. I would have thought that the Council would share my disappointment at the recent announcement of two new public hospitals in Western Sydney to be built by the same government that could not afford to build a public hospital in Windsor. Those members of the Council who have fought so long for the provision of a new public hospital at Windsor should feel justifiably angry and insulted by the NSW Government and our non-active local member."

PAUL GIBSON, MP

It is understood that Labor's Policy Speech will be launched at Penrith to-night and that a copy of the speech will be made available to Council after the launch.

3. FUTURE OF RAAF BASE, RICHMOND. P421/225 PT02

A Working Breakfast was held at the RAAF Base on Wednesday, March 8, 1995. Air Marshal Fisher provided an assurance that the RAAF would not be leaving the Base within the next 15 years. Further assurance was given that, whilst the RAAF will leave Richmond some time between 15 and 25 years from now, it is proposed that the private sector would take over operation of maintenance facilities at the Base, and that RAAF aircraft would continue to be serviced at Richmond.

I understand that during an interview held later in the morning, he indicated that the operations at the Base could be scaled down earlier because of requirements for the new Badgery's Creek Airport.

There have been a number of press releases issued following the coverage of the Air Marshal's interview by ABC television, with differing advice on the impact of Badgery's Creek Airport on Richmond. It is understood that the EIS on Badgery's Creek clearly indicated that there would be no impact on operations at Richmond.

What is apparent from the Air Marshal's statement is that there are definite plans for the RAAF to leave Richmond. In planning terms, 15 years is not a long time. The departure of the RAAF from Richmond would have a major impact on the economy of not only the Hawkesbury, but also western Sydney. It has been estimated that the Base contributes \$1.5 million weekly to the economy of western Sydney.

The RAAF personnel at Richmond also make a significant contribution to emergency services in the Hawkesbury, both during flood and fire. During the January 1994 bushfires, RAAF Richmond was the major aircraft base for northwestern Sydney.

The RAAF have been excellent community citizens, participating in a number of events in the City. This was quite evident during the Bicentennial Celebrations, in which they were granted the Freedom of the City. The men and women of RAAF Base Richmond were awarded the Hawkesbury Community Award on Australia Day, 1995.

Following the closure of HMAS Nirimba, the closure of another defence facility in western Sydney is unacceptable. It is logical that the base which houses the majority of the Air Lift Squadrons should be located in western Sydney. Air Lift has responsibility for providing strategic and tactical transport for the Australian Defence Forces. It also has responsibility for special transport tasks not directly concerned with the defence forces. These include emergency medical relief and relief from natural disasters. It is common sense for these aircraft to be based nearby the major medical and industrial facilities which exist in western Sydney.

IT IS RECOMMENDED that Council oppose the relocation of the RAAF Base from Richmond, and that the support of adjoining Councils and WSROC be enlisted. This should in no way interfere with Council's previous support for Badgery's Creek Airport, but at the same time ensuring Badgery Creek operations will not affect Richmond operations.

IT IS ALSO RECOMMENDED that Council reaffirm its previous resolution in favour of construction of an Aviation Museum at Richmond, and that renewed attempts be made to expedite this project.

4. RAAF AIR SHOW, 2000 GC030/016 PT03

During the visit of Air Marshal Fisher to RAAF Richmond last week it was indicated that 1996 marked the RAAF 75th Anniversary and that a number of Open Days would be held at RAAF bases throughout the country. The only Air Show would be held at Amberley, as the policy is to rotate such events between bases. It was indicated that there would probably be an Open Day at Richmond in October or November.

Air Shows have been held at RAAF Richmond in 1988 and 1991 (the RAAF 70th Anniversary).

With the Olympics being held in Sydney in the year 2000, it is believed that a case could be made for another Air Show and Aviation Trade Fair to be held at Richmond at the time of the Olympics. Such an event would be a major attraction for tourists.

IT IS RECOMMENDED that representations be made to attract an Air Show and Aviation Trade Fair to RAAF Richmond to coincide with the Olympics.

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5. HERITAGE WEEK. GC030/028/ GR120/004

Arrangements have been made for the erection of signs in Richmond, North Richmond and Kurrajong to denote the Richmond to Kurrajong Railway, which operated between 1926 and 1952.

The signs will be unveiled on Sunday, April 2, 1995, beginning in Richmond Park at 10.00am. Councillors will be provided with further details closer to the event.

Submitted for information.

Councillor R P Stubbs
Mayor

******* END OF MAYORAL MINUTES *******

ORDINARY

Section 4

Reports for Determination

ORDINARY MEETING

Meeting Date: 14 March 1995

Item: 183

ITEM: 183 RICHMOND EX-SERVICEMAN'S SPORTING COMPLEX -
AMENITIES BUILDINGS

FILE NUMBER: GR030/030 PT03, GC316/013 PT01 /FNC

REPORT:

The Hawkesbury Sports Council has requested the provision of two amenities buildings at the Richmond Ex-Serviceman's Sporting Complex, Bensons Lane, Richmond. The request is for an amenities building at the southern end of the complex for the softball field and a further amenities building for the soccer and cricket activities at the northern end of the complex.

Hawkesbury Sports Council has indicated that there is a very high demand for the use of these fields and provision of these amenities buildings is necessary for the sporting community's needs.

Savings were achieved in the construction of the amenities building No. 2 in the amount of \$55,000 that would be available for the provision of the requested amenities buildings. This funding was provided from the sale of Castlereagh Road land, Richmond and was required to be expended on sporting facilities in the area. In addition \$35,000 is available from contributions by developers under Section 94 of the E P and A Act, for recreational facilities, and would make a total of \$90,000 available for this project.

The extension of the active sporting fields for cricket, soccer, basketball, baseball and other disciplines using the Richmond Ex-Serviceman's Sporting Complex as well as the growth in the number of teams using the complex is pleasing to see and contributes to one of the major sporting venues in the area. It is anticipated that the two amenities buildings will be of a simple basic structure that will be built to the funds provided. The Hawkesbury Sports Council will be seeking contributions, donations and sponsorship from various organisations and sporting bodies to assist with the cost including the fitting out of the amenities buildings. The provision of these facilities is an important part of the development of the Richmond Ex-Serviceman's Sporting Complex.

RECOMMENDATION:

The amount of \$90,000 (ninety thousand) be allocated to the provision of two amenities buildings at the Richmond Ex-Serviceman's Sporting Complex and be funded from the Property Development Reserve and Section 94 Community Facilities Reserve.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR314LBX.F19

**** END OF ITEM 183 ****

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Meeting Date: 14 March 1995

Item: 184

ITEM: 184 HAWKESBURY SWIMMING CENTRE**FILE NUMBER:** GT020/228/ENG**REPORT:**

The original proposal submitted by Consolidated Constructions for the design and construct tender of the Hawkesbury Swimming Centre included the use of natural gas for heating.

It was outlined in the original report the capital cost of heat pumps is more expensive than the provision of gas fuel boilers however the ongoing running cost using electricity is generally cheaper subject to the appropriate tariff being provided by the electricity supplier.

Subsequent to the tender, negotiations have taken place with both Prospect Electricity and AGL in an effort to determine the most economic ongoing running costs for the centre.

The consultant undertaking the mechanical services as part of the design consortium has now arrived at a combination gas/electrical system which it is considered will optimise running costs while keeping the additional capital cost to a minimum. A summary of the options is outlined below:-

1. All Gas

This was the original proposal comprised of a pool hall ventilation plant and gas fired boiler. The boiler was sized to heat both the outdoor and indoor pools, together with the ventilation air. The costs and schematic for this system is:-

Capital Cost (included in original submission)	\$344,000
Total energy costs (pa)	156,000
Maintenance Costs (pa)	7,500

The estimated operating life for this system is approximately 20 years.

2. All Electric

This proposal was to replace the gas fired boilers with heat pumps to heat both the indoor and outdoor pools and provide heating to the pool hall. It would have still been necessary to provide gas heating to the spas due to the quick heat up requirement for this facility.

Capital Cost	\$635,500
Total energy costs (pa)	105,000
Maintenance Costs (pa)	16,000

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The estimated operating life for the system is approximately 15 years.

3. Gas/Electricity

This scheme is a combination of electric heating for the outdoor and indoor pools and gas fired boiler heating for the pool hall. It also has the added advantage of being able to use the gas fired boiler to supplement the electric heating to undertake the initial warm up of the outdoor pool following the winter close down of this facility.

Capital Cost	\$531,000
Total energy costs (pa)	125,900
Maintenance Costs (pa)	12,500

The estimated operating life for this system is approximately 15 years.

System	Additional Cost	Energy Cost (pa)	Maintenance (pa)	Operating Life (years)
All Gas	Nil	156,000	7,500	20
All Electrical	291,500	105,000	16,000	15
Gas/Electrical	187,000	125,900	12,500	15

In comparing the systems, for an additional capital cost of \$291,500 for the all electrical system there would be a saving in energy/running costs of \$42,500 pa over the all gas system, ie the additional capital cost would be saved in approximately 7 years. Similarly, comparing the gas/electric at an additional capital cost of \$187,000 to all gas there would be a saving of \$26,000 pa ie. the additional capital cost would be saved again in approximately 7 years.

The advantage that the gas/electric system has over the all electric system besides the lesser capital cost (\$104,500) is that the capability is in the system that in the event of a break down in the heatpumps the heating of the pools can be maintained by using the gas fired boiler as supplementary heating unit.

Based on the preferred gas/electric proposal there have been offers made by both AGL and Prospect as incentives. AGL has made an introductory offer of \$416.87 deduction per month for 24 months (\$10,000 over 2 years). Prospect Electricity will construct a substation to service the centre at their cost (estimated at \$12,800) and also propose to undertake incentive research over a two year period during which time the Business Plus tariff will be applied to the centre resulting in a \$15,000 saving per annum (\$30,000 over 2 years).

It is proposed that the additional capital cost for the gas/electric proposal be provided from the sale of land from the last precinct of the Bligh Park development (Precinct 29).

RECOMMENDATION:

The gas/electric combination heating proposal be accepted at an estimated additional cost of \$187,000 with funds provided from the sale of land Precinct 29 Bligh Park.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR314LBX.E20

****** END OF ITEM 184 ******

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Section 5 Reports for Information

ORDINARY MEETING

Meeting Date: 14 March 1995

Item: **185**

ITEM: 185 EMERGENCY SERVICES HEADQUARTERS

FILE NUMBER: GC305/009 PT01, GF010/033 PT02/GMA

REPORT:

At its February Meeting Council resolved to proceed with action regarding the Emergency Services Headquarters and required that a report be brought back to Council within 30 (thirty) days.

At this stage the requirements of both the Bush Fire Organisation and the State Emergency Service have been received and forwarded to Consultants, Gutteridge Haskins & Davey, for a proposal. Their proposal has now been received and will be assessed for acceptance this week.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR314LCX.G21

****** END OF ITEM 185 ******

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Meeting Filename: OR140395.BIL

END OF BUSINESS PAPER