

HAWKESBURY CITY COUNCIL
ORDINARY MEETING

Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 9 May 1995

LOCATION: Council Chambers

TIME: 7:30pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

ORDINARY MEETING
Supplementary Table of Contents

Meeting Date: 9 May 1995

Page 2

ITEM	SUBJECT	PAGE
-------------	----------------	-------------

SUPPLEMENTARY AGENDA

-	SECTION 1 - Minutes of Meetings. No Meeting Minutes Are Submitted Mayoral Minutes	4
-	SECTION 4 - Reports for Determination	
225:	AUTHORITY TO AFFIX SEAL GC200/004 PT02/FNC	6
226:	PROPOSED RELOCATION OF SEVENTEEN RAAF HOMES TO ERINA PLACE, SOUTH WINDSOR - ADDITIONAL INFORMATION SUPPLIED BY MR PHILIP EDMONDS P1833/1120 PT 1; SA2/94 & SA6/94/EVD/EVD	7
-	SECTION 5 - Reports for Information	
227:	KURRAJONG - FIRE STATION - PARKING GF010/009, GA010/008 Pt01/GMA	10
228:	HOME AND COMMUNITY CARE FACILITY GC100/002 PT02/GMA	12
229:	REGIONAL PRE-ELECTION SEMINAR GE001/002 Pt03/GMA	13
-	SECTION 6 - Reports of Committees. No Reports of other Committees Are Submitted	

******* END OF TABLE OF CONTENTS *******

ORDINARY

Mayoral Minutes

ORDINARY MEETING
Mayoral Minute

Mayoral Minutes

Ordinary Meeting - 9 May, 1995

Councillors,

1. LOCAL GOVERNMENT ELECTIONS GE001/002 Pt03

The provisions relating to the forthcoming Local Government Elections are that a ballot paper will be produced with the names of the candidates being printed horizontally across the paper in an order derived from a draw.

In small population areas, or those councils where there are wards with small numbers of candidates, the ballot paper may not be a problem. However, in areas that are undivided and where there is possibly a large number of candidates the problem could be significant for electors. This is both in terms of the physical form of the ballot paper and complexity of voting that may provide for an extraordinary number of informal votes.

There have been up to 55 candidates for election in the Hawkesbury, although it is recognised that a number of these would have contested the elections purely to enable a grouping to be made. Even without the grouping system, no-one places their name on a ballot paper without seriously considering the consequences of possible election. The election where there were 55 candidates had these placed in 19 groups (of which the 19th was those ungrouped shown vertically) and the ballot paper was 900 mms. wide. Should these have been placed horizontally, then the ballot paper would have been approximately 2.5 metres wide.

The reason that compulsory voting exists in Australia and is supported by both major political parties is that without it the percentage voting is relatively small. In fact I am informed that non-compulsory voting in Local Government has seen 20% and less of eligible voters vote. This position will not be improved with a possible complex ballot paper that would be difficult to follow with the probable complex how to vote material.

There would also be the issue of candidates losing deposits as a result of obtaining insufficient votes deterring people from running for office.

I recommend that Council seek to have groupings of candidates, as previously existed, implemented as part of amending Local Government Legislation and specifically, before the 1995 Elections. In doing so, the Council advise that while the problem of non-grouping may not be an issue for divided areas with small numbers of candidates, the position for undivided areas where there is and traditionally has been, a large number of candidates, the problem could be significant.

Councillor Rex Stubbs
MAYOR

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

ORDINARY

Section 4 **Reports for Determination**

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **225**

ITEM: 225 **AUTHORITY TO AFFIX SEAL**

FILE NUMBER: GC200/004 PT02/FNC

REPORT:

Agreement: Deed of Funding Agreement - Department of Transport for the provision of transport services on behalf of Forgotten Valley Mobile Resource Unit.

RECOMMENDATION:

The Seal of Council be affixed to the above document.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509LBX.F19

****** END OF ITEM 225 ******

ITEM: 226 PROPOSED RELOCATION OF SEVENTEEN RAAF HOMES TO
ERINA PLACE, SOUTH WINDSOR - ADDITIONAL INFORMATION
SUPPLIED BY MR PHILIP EDMONDS**FILE NUMBER:** P1833/1120 PT 1; SA2/94 & SA6/94/EVD/EVD**REPORT:**

The following correspondence has been received from Mr Philip Edmonds:-

"I thank Council for the opportunity for me to address its Committee Meeting yesterday but express my disappointment that the Committee saw fit to resolve that the Application be refused.

Councillors raised a number of issues in the course of their deliberations which require some response. Please find detailed below my comments on the matters raised:-

- 1. The availability of these cottages from the RAAF base at Richmond presents a possible window of opportunity to construct a group of houses on this flood affected land at a price that the market can afford. If this opportunity is lost it will be necessary to wait for some other opportunity to develop the land as due to the high development costs and contribution rates it is not presently financially feasible to complete the subdivision and build new homes on the land.*
- 2. Twelve (12) of the seventeen (17) proposed homes are similar to those which have been re-sited in Raven Place and five (5) of the seventeen (17) homes are of a superior style, being larger, with permalum cladding and generally a better finish.*
- 3. The lessons learned from the Raven Place development will enable us to improve the development in Erina Place to achieve a greater diversity in design and finish.*
- 4. For the purpose of security on the site, it is proposed to fence off the relevant area once the houses have been moved onto the site and until such time as all road and drainage works are finished and the first of the houses are available for sale.*
- 5. Our proposal was to complete the subdivision and building works within a period of six (6) months with the extension to eight (8) months to allow for contingencies. It is certainly anticipated that the first of the houses will be finished and available for sale within four (4) months.*
- 6. To protect the residents against the risk of electrocution in the event of flooding, the wiring of the houses will include an earth leak circuit breaker for the ground floor level and a notice in the meter box advising that this circuit breaker should not be isolated to prevent refrigeration or air conditioning equipment to be installed on the ground floor level and recommending that the householder consult their electrician as to wiring their air conditioner or refrigerator from the upper level. However, we believe issues such as this are appropriate to be dealt with in response to a Building Application.*

7. *If Council approved the proposal in time to meet the RAAF requirements and on terms and conditions which make it financially feasible to proceed, the completion of the subdivision will result in the piping of the open drain and the completion of the road works at the Erina Place/Mileham Street intersection, which will improve the safety and appearance of the locality and the construction of the houses will improve the outlook from Mileham Street looking west by blocking the view of the rear of the houses in Raven Place in respect of which we understand some Councillors have received complaints. Council will also recover the additional rates and contributions which will be paid for the sewer and other facilities already provided to the area.*

In light of the above I would appreciate it if Council would give favourable consideration to supporting their officers recommendation at the next Council meeting..."

It is considered that with the benefit of experience a significant improvement can be made over the housing in Raven Place, particularly with more attention to rear elevations and landscaping. The opportunity for Erina Place to be developed as an integrated subdivision and housing development provides a large degree of control over the finished product.

If the subdivision of the land and the construction of housing proceeds independently there will far less control over the standard of the housing and it is possible, if not likely, that the final development will be less visually appealing than the proposal put forward by Mr Edmonds to resite and upgrade 17 dwellings.

RECOMMENDATION:

The additional information be considered in conjunction with Item 166 (Page 26) of the report of the General Purpose Committee of 2 May 1995.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509LBX.V18

****** END OF ITEM 226 ******

ORDINARY

Section 5 **Reports for Information**

ITEM: 227 **KURRAJONG - FIRE STATION - PARKING****FILE NUMBER:** GF010/009, GA010/008 Pt01/GMA

REPORT:

Council has requested a report regarding possible allocation of funds in the 1995/96 Budget for:

- i The relocation of the Kurrajong Village Bush Fire Station to the land adjoining the Church of Christ, land in Bells Line of Road Kurrajong Village and
- i That the land of the present Kurrajong Bush Fire Station be redeveloped as a car parking site with landscaping being taken into account from plans previously provided to the staff.

In addition to the Council's report request the Kurrajong Volunteer Bush Fire Brigade have written seeking advice regarding modifications to the existing building to house a major new tanker that cannot fit into the existing station. The Brigade indicates the need to modify the existing building to house the proposed new appliance and to look at extending the building area to contain a small kitchen, toilet/shower facility and additional garaging space for future fleet expansion.

As well they have indicated that the investigation of the land next to the Church of Christ as a possible location.

The land referred to is Lot 300 in DP 751649 and contains an area of 2011 sq. metres. It is Crown land zoned residential 2(a1) and would appear to have been originally set aside as a "*Memorial Hall site*". It is subject to an Aboriginal land claim together with a parcel further up the road on the intersection of Woodburn Road to which the Council has objected. Enquiries indicate that it may be some time before the claim is settled either way. If the claim is settled by non-acceptance then the Council could negotiate with the Department of Conservation and Land Management for its acquisition and/or obtaining care, control and management.

The existing bush fire station is on a prominent site in the town and care would need to be taken in ensuring the external appearance of any alterations.

The issue of the possible relocation of the Bush Fire Station should be resolved together with the matters of streetscape, parking and further development of Memorial Park.

The proposed relocation site is suitable in terms of location of a station compared to the assets it protects and access by volunteer firefighters. There may be some issue about volunteer fire fighters vehicles being parked in the town centre during busy commercial periods. A similar situation exists with vehicles currently occupying a space around the existing station.

It is considered that opportunities for redevelopment at the station and those matters affecting the town's commercial activity and amenity should be addressed by a group representing all interested parties.

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **227**

There are advantages to relocating the station with the possibility of a tourism focus associated; with possible commercial/tourism redevelopment of the existing fire station site and surrounding area and its incorporation into the park and the town's commercial area.

Redevelopment costs could be substantial with the need to possibly acquire the new station site and construct a new station for which there will be no subsidy as this has already applied to the current structure. These could be offset by benefits and improvements to the town.

Initially it was to be recommended that a working party be established now to develop the options and recommend priority actions, however it is considered that this should await better detail on the status of the Aboriginal land claim and that group then involved.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509LCX.G17

****** END OF ITEM 227 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **228**

ITEM: 228 HOME AND COMMUNITY CARE FACILITY

FILE NUMBER: GC100/002 PT02/GMA

REPORT:

Council has been informed of a proposal to co-ordinate the Home and Community Care facilities in a building to be established at the University. This was based on both the need for the physical facility and the opportunities that were seen to exist in having them located at the University.

Since the Council and the Service providers' consideration of this matter there have been correspondence and discussions with staff at the University. They see opportunities for both themselves and the Services in having the facility located on the Campus. Subject to final discussions they would propose its location near their schools that focus on community health and enable access for the HACC Service providers to University facilities including library, accommodation and research.

A meeting will be held with the Service providers in the immediate future to prepare a submission including architectural sketch plans seeking funds from the Commonwealth for a building.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509LCX.G20

****** END OF ITEM 228 ******

ORDINARY MEETING

Meeting Date: **9 May 1995**

Item: **229**

ITEM: 229 REGIONAL PRE-ELECTION SEMINAR

FILE NUMBER: GE001/002 Pt03/GMA

REPORT:

Following the Council's interest in hosting a pre-election seminar, negotiations with the Local Government Associations have resulted in Hawkesbury being a venue for one on Saturday 1 July between 1pm-4pm. The seminar will be held in the Bligh Room of the Function Centre.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR509LCX.G21

****** END OF ITEM 229 ******

**ORDINARY
MEETING**

Meeting Filename: OR090595.BIL

END OF BUSINESS PAPER