

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 30 January 1996

LOCATION: Council Chambers

TIME: 9:30am

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GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 30 January 1996

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **MAYORAL MINUTE.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

GENERAL PURPOSE COMMITTEE



Mayoral Minutes

GENERAL PURPOSE COMMITTEE - MAYORAL MINUTE

Table of Contents

Meeting Date: 30 January 1996

Page 2

SUBJECT	PAGE
- MAYORAL MINUTE.	
ROAD FUNDING GG021/010 PT03; 2342/R PT03	3
NATIONAL DEFENCE HEADQUARTERS P2343/5 PT01	5

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

GENERAL PURPOSE COMMITTEE MEETING
Mayoral Minute

Mayoral Minutes

General Purpose Committee Meeting - 30 January 1996

✓
1. ROAD FUNDING GG021/010 PT03; 2342/R PT03

Following the announcement that the State Government was not proceeding with the removing of tolls on western Sydney tollways and that funds would be available for other roadworks, a detailed submission based on the Council's priorities was made, including submissions through Local Members.

The Member for Londonderry, Paul Gibson MP, has provided a copy of a response from the Office of the Minister for Public Works and Services and Minister for the Olympics and Minister for Roads.

That reply, in part, is as follows :

"As you are aware, the Government was unable to lift the tolls on the M4 and M5 Motorways because an indemnity sought by the tollroad companies to cover tax implications could have cost taxpayers up to \$150M a year. This is more than double the amount allocated to meet the Government's promise.

However, the Government is determined that the people of western and south western Sydney will receive the full benefit of the funds that had been budgeted to allow the tolls to be lifted. Therefore an extra \$73M each year has been allocated to fund road and road related transport projects in Sydney's west and south-west ...

Works to commence immediately include widening of the non-tolled section of the M4 between Parramatta and Penrith at a cost of \$100M over four years, implementation of the traffic management and pedestrian projects identified in the Westmead Transport Study in conjunction with the opening of the Westmead Children's Hospital and upgrading of major bus priority routes to improve public transport access to the Liverpool CBD.

With regard to the projects Council has identified as having a high priority for inclusion in a program of works, the Government has completed a review of the relative priorities of all road construction proposals throughout the State. While the Government recognises that Windsor Road would benefit from widening work it is considered appropriate for the present conditions. Having regard to its overall priority in comparison with other works in western Sydney, the work has not been included in the Roads and Traffic Authority's (RTA) current four year Development Program.

However, the RTA will ensure that regular maintenance and traffic management works are undertaken along the road between Windsor and Kellyville to ensure continued safe travelling conditions.

GENERAL PURPOSE COMMITTEE MEETING
Mayoral Minute

Funds have been made available in 1995/96 in respect of Item 4 which provides for the installation of two raised pedestrian platforms in Windsor Street between Bosworth and East Market Streets. Other works under Item 4 on Windsor Street at West Market Street and Bosworth Street and Items ... will be considered for inclusion in future works programs.

The remaining works including traffic by-passes of Windsor and Richmond and duplication of the North Richmond Bridge are not included in the RTA's forward program for the Hawkesbury area..."

A reply has been forwarded to the Member for Londonderry, Paul Gibson MP, as follows :-

"Thank you for your correspondence of 13 December 1995 regarding the upgrading of roads within the Hawkesbury District. You will recall that Council had initially written to The Hon Michael Knight MP on this matter following the announcement that the Government was unable to lift the tolls on the M4 and M5 Motorways and that an extra \$73 million each year has been allocated to fund roads and road related transport projects in Sydney's west and southwest.

Notwithstanding comments from the Office of the Minister for Roads dated 8 December 1995 that Windsor Road is "considered appropriate for the present conditions", Council, and the people of the Hawkesbury, had received during the 1995 State election campaign, a firm commitment from the then Shadow Minister for Transport, The Hon Brian Langton, that a Carr Labor Government would widen Windsor Road to four lanes between Windsor and Kellyville.

Mr Langton had written stating in part :

"I have been convinced of the necessity of widening Windsor Road between Windsor and Kellyville, particularly with the possibility of the construction and completion of the M2 within the next couple of years.

I will be allocating funds within the first term of a Carr Labor Government to complete the widening of Windsor Road to four lanes and I am sure that will be beneficial to all residents of the Windsor area."

It is noted that this commitment was made prior to the availability of the additional \$73 million per annum for roadworks in western and south-western Sydney.

A copy of the statement, along with previous correspondence from Council, is attached for your information.

The Council, and the people of the Hawkesbury including many residents of the seat of Londonderry, have the expectation that Labor's unequivocal, unconditional commitment on Windsor Road will now be honoured.

Your further personal representations to the Minister would be appreciated."

It is recommended that the information be received.

GENERAL PURPOSE COMMITTEE MEETING
Mayoral Minute

✓ **2. NATIONAL DEFENCE HEADQUARTERS P2343/5 PT01**

There has recently been an announcement that the Australian Defence Forces will be establishing a new "Headquarters, Australian Operations" Centre, intended to make Australia better able to handle its own defence in a major war.

Purportedly, the establishment will provide for up to 600 jobs and cost \$250 million to establish.

The Operational Headquarters would incorporate the existing maritime, land and air headquarters and would be under a Commander Australian Theatre Operations. It would incorporate the most advanced, automated command support systems and intelligence systems.

Reportedly, the complex would need to be built by 1999 so the Headquarters would be fully operational in 2000. Media reports indicate that statements from the Defence Force Chief, General John Baker, as indicating *"of course many of the staff will be middle ranking officers and senior NCO's in the middle of their careers, we need somewhere we can look after their families and ensure the job prospects and education of their children. Therefore it needs to be close to a major city. To keep overheads to a minimum the Headquarters should be built with an existing military facility."*

While these are all the details available to date, it would appear that Richmond would provide a very good opportunity for the facility and I have written to the Federal Member accordingly, seeking her support.

I would recommend that the Council endorse the action and support the principle of the establishment of the Australian Defence Forces Operational Headquarters in the district.

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

GENERAL PURPOSE COMMITTEE



SECTION 1 ENVIRONMENT

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Table of Contents

Meeting Date: 30 January 1996

Page 2

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

-	SECTION 1 - ENVIRONMENT.	
---	--------------------------	--

112:	DRAFT LOCAL ENVIRONMENTAL PLAN - ERECTION OF A DWELLING - LOT 1 DP 824014 - OFF COROMANDEL ROAD EBENEZER - FALSON AND ASSOCIATES LEP1/96, P814/3 PT01/EVD	3
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******* END OF TABLE OF CONTENTS *******

ITEM: 112 ✓

DRAFT LOCAL ENVIRONMENTAL PLAN - ERECTION OF A
DWELLING - LOT 1 DP 824014 - OFF COROMANDEL ROAD
EBENEZER - FALSON AND ASSOCIATES

FILE NUMBER: LEP1/96, P814/3 PT01/EVD

REPORT:

An application has been received for Council's support to prepare a draft local environmental plan in respect of Lot 1, DP824014 off Coromandel Road, Ebenezer to allow the erection of a dwelling on the site.

Lot 1 was created by the closing of parts of 2 Crown Roads and Clause 15(5) of Hawkesbury LEP1989 states:

"(5) A person shall not erect a dwelling-house on an allotment of land within Zone No. 1(a), 1(b), 1(c), 1(c1), 7(d) or 7(d1) created by the closing of a road".

Lot 1 is zoned as 7(d1) and contains an area of 1.62ha and has adequate area above the floor height standard for erection of a dwelling. There is no vehicular access to the site from Coromandel Road and it is considered that, if the local environmental plan is supported, a suitable clause should be included requiring the provision of satisfactory access to the lot.

In support of the proposal, the applicant states as follows:-

"We act for Mr V Brown who owns the subject land and adjoining land to the south. Mr Brown has used the subject land in conjunction with his land for many years and in fact it is fenced as if it were one parcel.

The land was recently purchased from the Lands Department at which time the separate title was created. Mr Brown wishes to erect a dwelling on the land however appears to be precluded from gaining Council approval because of the working clause 15(1)(c) of Councils LEP. Whilst it is conceded that the land title was created by the closing of a road, the fact is that the land comprising the title has existed at least since 1895 as indicated on one of the attached plans.

It was for convenience sake that Mr Brown purchased the land and so tidied up a situation that had existed physically for many years.

The land existed in its current state of non road requirement prior to the implementation of planning laws and therefore obviously predated the current restriction. This being the case there is, we believe, a case to be put for some dispensation of the rules so as to allow Mr Brown the opportunity to obtain a building permit.

The land contains an area of 1.62ha (one point six two) and is more than adequate to contain a dwelling.

Would you please give this matter your consideration as we believe that there are extenuating circumstances that make this a proposal of merit and one in which no adverse precedent would be created.

We would be pleased to discuss this matter with you at your convenience."

RECOMMENDATION:

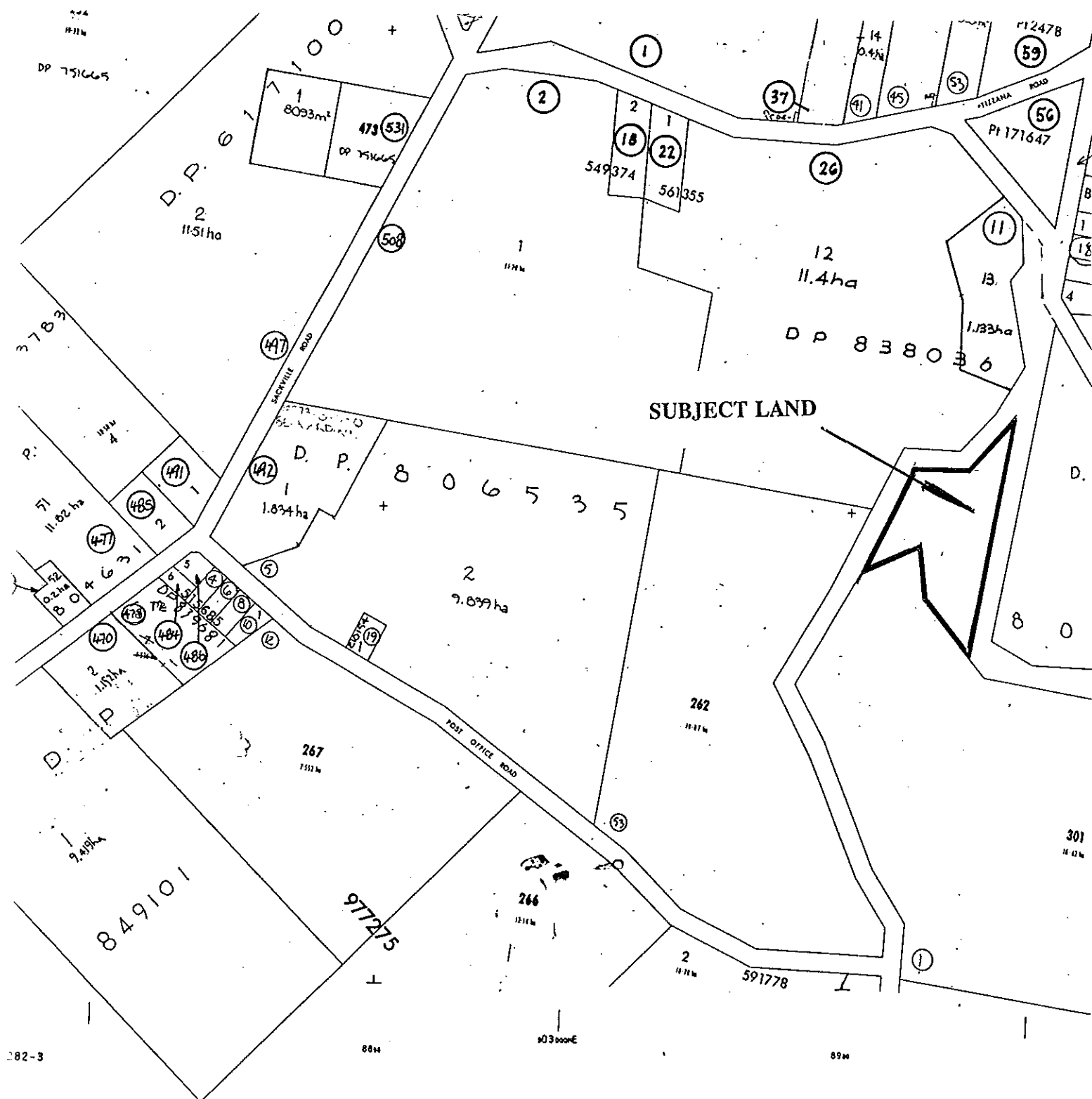
1. Council support the preparation of a draft local environmental plan to allow the erection of a dwelling house on Lot 1 DP824014 off Coromandel Road, Ebenezer.
2. A suitable clause be included in the draft plan requiring suitable access be provided to Lot 1 DP824014,
3. Council resolve that, due to the minor nature of the proposal, an environmental study is not required,
4. Council exercise its delegation under Section 65 and 69 of the Environmental Planning and Assessment Act, 1979.

ATTACHMENTS:

AT-1 Locality Map.

FN:EN130LAX.V20

**** END OF ITEM 112 ****



GENERAL PURPOSE COMMITTEE



SECTION 3 ORGANISATION & RESOURCES

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Table of Contents

Meeting Date: 30 January 1996

Page 2

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

-	SECTION 3 - ORGANISATION & RESOURCES.	
---	---------------------------------------	--

23:	LEASING OF WILBERFORCE SHOPPING CENTRE GC283/066 PT02/CSV	3
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***** END OF TABLE OF CONTENTS *****

ITEM: 23**LEASING OF WILBERFORCE SHOPPING CENTRE****FILE NUMBER:** GC283/066 PT02/CSV**REPORT:**

Expansion of the Council owned community shopping centre in Wilberforce is expected to be completed within the next two months.

The existing Butchery (Shop 2) and General Store (Shop 10) shall each be leasing an additional 49m² of floor space adjoining their businesses. The existing Pharmacy (Shop 3) shall be relocating to the larger premises of Shop 6 comprising 252m² which is being constructed between the Newsagency (Shop 5) and the Post Office (Shop 7). Two new additional shops of 49m² (Shop 1) and 113m² (Shop 11) have also been incorporated into the design.

Expressions of interest have been sought for the leasing of the two new shops (1 and 11) and Shop 3 (112m²) from which the Pharmacy shall be vacating.

An application to lease Shop 11 has been received from Mr T Khan and Mr S Khan of McGraths Hill for the purpose of a Takeaway Shop, serving the usual takeaway menu range. Messrs Khan currently operate a takeaway and general store on Pitt Town Road, McGraths Hill and are considered to have the local knowledge and experience to conduct such a business successfully. The rental shall be \$13,560 for the first year including a contribution to Centre outgoings and review of the rent in accordance with the CPI for Sydney on an annual basis. The proposed lease term is two (2) years with an option for a further term of three (3) years.

An application to lease Shop 3 has been received from Mr RJ McCarthy of Wilberforce for the purpose of a Liquor Shop Outlet. Mr McCarthy is the Licensee of the Tropicana Hotel/Motel in Rose Street, Wilberforce and is considered to have the local knowledge and experience to conduct such a business successfully. The rental shall be \$13,520 for the first year including a contribution to Centre outgoings and review of the rent in accordance with the CPI for Sydney on an annual basis. The proposed lease term is five (5) years.

A prospective tenant for Shop 1 is being sought and it is expected that the premises could suit a professional use.

RECOMMENDATION:

That;

1. Council lease Shop 11 - Wilberforce Shopping Centre to Messrs T and S Khan, as a Takeaway, for a lease period of 2 (two) x 3 (three) years at a rental of \$13, 560 (thirteen thousand five hundred and sixty) for the first year of the term to be reviewed annually in accordance with the CPI for Sydney and to include a contribution of 6.7% to Council rates and 8.4% to Centre outgoings.

2. Council lease Shop 3 - Wilberforce Shopping Centre to Mr RJ McCarthy, Edlan No 54 Pty Ltd, as a Liquor Shop, for a lease period of 5 (five) years at a rental of \$13,520 (thirteen thousand five hundred and twenty) for the first year of the term to be reviewed annually in accordance with the CPI for Sydney and to include a contribution of 6.7% to Council rates and 8.3% to Centre outgoings.
3. All necessary documents be completed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG130LAX.C07

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

WILBERFORCE SHOPS COSTS ARE STILL
LINE BALL