

GENERAL PURPOSE COMMITTEE

SECTION 3 ORGANISATION & RESOURCES

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES**Table of Contents****Meeting Date:** 26 March 1996

Page 2

ITEM	SUBJECT	PAGE
-	SECTION 3 - ORGANISATION & RESOURCES.	
31:	REQUIRED ACQUISITION BY COUNCIL - 16 RIFLE RANGE ROAD, SOUTH WINDSOR P1833/1170/CSV	3
32:	WILBERFORCE SHOPPING CENTRE GC283/66 PT02, GC283/018 PT02/CSV	5
33:	MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1996 GF011/005 PT04/FNC	7
34:	YOUTH WEEK 1996 GG021/079 PT05/ENG/ENG	11

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

ITEM: 31 REQUIRED ACQUISITION BY COUNCIL - 16 RIFLE RANGE ROAD, SOUTH WINDSOR

FILE NUMBER: P1833/1170/CSV

REPORT:

Reference is made to the property 16 Rifle Range Road, South Windsor, being Lot 61 in Deposited Plan 32260, which is owned by Liberty Investments Pty Limited and is located opposite the Windsor Rugby League Complex. This property comprising 575m² is rectangular in shape, level and unfenced with no structural improvements, and is recognised as being flood liable. A plan of the site shall be displayed at the meeting.

Under the Hawkesbury Local Environment Plan 1989 the property is zoned 6(b) Open Space (Proposed Recreation). The objectives of this zone are:-

- (a) to identify land which is suitable for future public recreation use and which can be brought into public ownership generally as a consequence of development contributions from residential development;
- (b) to provide additional land to meet the objectives specified in respect of land within Zone No. 6(a);
- (c) to ensure that there is provision for adequate open space areas to meet the needs of all residents and provide opportunities to enhance the total environmental quality of the City of Hawkesbury;
- (d) to set aside certain lands (being lands that the Council proposes to acquire) for the purposes of active and passive recreation; and
- (e) to restrict development on lands which will be required for future open space purposes.

Section 31 of the Hawkesbury LEP provides that the owner of land zoned 6(b) Open Space (Proposed Recreation) may require the public authority, being Council, to acquire such land. Liberty Investments Pty Ltd have formally requested that Council proceed to compulsory acquisition under the Land Acquisition (Just Terms Compensation) Act 1991. Previous attempts to negotiate a reasonable purchase price and acquire the property by agreement have been unsuccessful.

The Local Government Act 1991 provides that Council is authorised to compulsorily acquire land, that is to be made available for any public purpose for which it is zoned under an environmental planning instrument, in accordance with the Land Acquisition (Just Terms Compensation) Act with the approval of the Minister for Local Government.

Under the Land Acquisition (Just Terms Compensation) Act, the amount of compensation payable to the previous owner shall be determined by the Valuer General. Accordingly it is suggested that application be made to the Minister to compulsorily acquire the property with compensation to be determined by the Valuer General. When acquired the subject land shall be classified as Community Land.

RECOMMENDATION:

1. Council compulsorily acquire 16 Rifle Range Road, South Windsor, being Lot 61 in Deposited Plan 32260, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, from Liberty Investments Pty Limited.
2. Application be made to the Minister for Local Government for approval to proceed with compulsory acquisition of Lot 61 in Deposited Plan 32260.
3. All relevant documents be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG326NBX.C04

****** END OF ITEM 31 ******

ITEM: 32 WILBERFORCE SHOPPING CENTRE**FILE NUMBER:** GC283/66 PT02, GC283/018 PT02/CSV

REPORT:

Council at its February meeting considered a report in relation to applications to lease shops within the extensions to Wilberforce Shopping Centre and resolved to reject the application from Mr RJ McCarthy of Wilberforce for the establishment of a Liquor Shop outlet within Shop 3.

Mr McCarthy has subsequently requested that Council review it's decision to reject his application on the basis of the following:-

- i. A liquor shop compliments the existing businesses within Wilberforce Shopping Centre and is consistent with the convenience shopping theme of the centre.
- ii. Many residents of the area are uncomfortable with visiting the Tropicanna Hotel or other Hotels in the area for the purchase of liquor supplies and are subsequently disadvantaged by the decision.

It is noted that Mr McCarthy as the licensee of Tropicanna Hotel-Motel, is likely to be the only person at this stage to secure a licence to operate a liquor outlet within the Wilberforce area and he was subsequently approached in the first instance with a view to opening an outlet within the Wilberforce Shopping Centre. The approach was made on the basis that a liquor outlet would compliment the existing shops and convenience nature of the centre. It is considered that many residents and in particular women, are not comfortable with purchasing liquor from hotel outlets and prefer to make liquor purchases in conjunction with their other convenience shopping or supermarket shopping, hence the success of operations such as Liquorland and their association with Coles in Windsor and Richmond and the liquor outlet within the Clancys Supermarket at Bligh Park.

It is pointed out that the Management Committee of the Wilberforce Preschool have raised an objection to a liquor shop being established in Wilberforce due to the close proximity of the childcare centre and preschool and they suggest it would only aggravate the existing problem of under age drinking, littering and vandalism that occurs outside and at times inside the fences for the centres. It is suggested that these concerns may be overcome by establishing an alcohol free zone for the Wilberforce Shopping Centre area and the reserve located on the corner of King and Singleton Roads. Also, restricted trading hours could be applied for the liquor outlet.

RECOMMENDATION:

That Council lease shop 3 (three) of Wilberforce Shopping Centre to Mr RJ McCarthy of No 54 Edlan Pty Ltd, as a liquor shop subject to the following terms and conditions:-

- i. Lease period is to be 5 (five) years
 - ii. Commencing annual rental of \$13,520.00 (thirteen thousand five hundred and twenty), which is to be reviewed annually in accordance with the CPI for Sydney.
 - iii. The lessees to pay 6.7% (six point seven) of Council rates and 8.3% (eight point three) of outgoings in respect of the centre.
 - iv. Trading hours be restricted to 10.00am to 7.00pm daily.
2. All necessary documentation be completed under Seal of Council.
 3. Council establish an alcohol free zone for the grounds, walkways and roadways within the Wilberforce Shopping Centre site and the adjoining reserve bounded by King Road and, Singleton Road and the Wilberforce Childcare and Preschool Centres.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG326NBX.C05

****** END OF ITEM 32 ******

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCESMeeting Date: **26 March 1996**Item: **33****ITEM: 33** MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1996**FILE NUMBER:** GF011/005 PT04/FNC**REPORT:**A. CASH EXPENDITURE WARRANT No. 2/1996SUMMARY - Accounts Paid

General Fund Nos.	41141 -	41904	12,431,997.59
Trust Fund Nos.	4541 -	4552	489,205.59
FID General Fund	469200		980,793.38
			13,901,996.56

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
Director Community Management and Finance

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCESMeeting Date: **26 March 1996**Item: **33****B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE**

STATEMENT OF BANK BALANCES AS AT 29 FEBRUARY 1996

GENERAL FUND	CR. 335,174.15
TRUST FUND	CR. 42,588.59

CR. 377,762.74

FORM 2

GENERAL

Balance - Cash Account as at 1 February 1996	CR. 702,540.39
Receipts for period ended 29 February 1996	DR. 20,522,380.41

DR. 19,819,840.02

Payments for period ended 29 February 1996	CR. 19,935,054.63
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CR. 115,214.61

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 29 February 1996.

L M Weatherstone
Director Community Management and Finance

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

Interest

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest A/C</u>	<u>Amount</u>
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Term Deposits

185 Days	04.03.96	7.71%	General Fund	780,000.00
185 Days	04.03.96	7.71%	General Fund	300,000.00
32 Days	11.03.96	7.53%	General Fund	3,000,000.00
91 Days	15.04.96	7.52%	General Fund	1,140,000.00
91 Days	15.04.96	7.52%	General Fund	660,000.00
94 Days	23.05.96	7.52%	Sewerage Fund	1,000,000.00
120 Days	26.06.96	7.58%	Sewerage Fund	2,000,000.00
365 Days	15.08.96	8.05%	General Fund	850,000.00
181 Days	26.08.96	7.63%	Sewerage Fund	2,000,000.00
190 Days	04.09.96	7.63%	Sewerage Fund	206,319.84
190 Days	04.09.96	7.63%	General Fund	2,293,680.16
225 Days	11.10.96	7.72%	General Fund	1,000,000.00
371 Days	05.03.97	8.00%	General Fund	2,000,000.00
547 Days	09.05.97	8.00%	General Fund	800,000.00
547 Days	09.05.97	8.00%	General Fund	200,000.00
594 Days	25.06.97	8.00%	General Fund	1,000,000.00

Australian Treasury Corporation

04.08.97	8.45%	Workers Comp Board	950,000.00
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<u>Short Term Investments</u>	General Fund	4,345,000.00
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\$24,525,000.00

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
Director Community Management and Finance

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG326NBX.F03

****** END OF ITEM 33 ******

ITEM: 34 YOUTH WEEK 1996**FILE NUMBER:** GG021/079 PT05/ENG/ENG

REPORT:

Funding of \$1,500 has been received once again to hold youth week activities in the Hawkesbury. A range of activities have been organised in consultation with young people and youth workers from HAGYA.

Youth workers will be present at every activity and the police have been requested to ensure a high profile over the weekend.

It has also been requested that this information be brought to the attention of all licensees and to ask them to be extremely vigilant over the weekend of activities.

The activities will be targeted at young people but families and adults wishing to participate will not be excluded. The activities planned are outlined below:

Information Stalls

This activity has been held for the last three years and is a standard feature of our Youth Week program. It involves groups such as DSS, CES, Western Sydney Drug and Alcohol Resource Centre, Colo Wilderness Mobile Resource Unit and other youth services. A drama skit is also presented. The stalls are held in all local high schools leading up to and during Youth Week.

Jam Session and BBQ

Friday 26 April 1996 6.00-10.00pm Richmond Park. This activity was suggested at the recent Youth Forums and involves the provision of basic equipment such as small stage, drum kit and amplifiers to allow young musicians to experiment with their music. Young people who wish to participate bring their own instrument and play with whoever turns up. The sound system will be relatively small and the activity will be situated outside the oval under the trees adjacent to Windsor Street. This will be a free activity.

All Night Movie Marathon

Friday 26 - Saturday 27 April 1996 11.30pm-5.30am Regent Theatre. Negotiations are still underway with the Regent Theatre to hold an all night movie marathon. This would consist of three movies between 11.30pm and 5.30am. Young people would be charged \$10.00 for the three movies.

Flat Out Jam II - Battle of the Bands

Saturday 27 April 1996 11.00am-5.00pm Richmond Park. This activity was extremely popular last year and many requests were received for it to be an annual event. Several of the bands who participated last year have since received paid work and last year's winner recorded a song with their prize money.

Dance Party

Saturday 27 - Sunday 28 April 8.00pm-1.00am UWS Hawkesbury. The dance party is another activity for which many requests are received. It will be held in the Recreation Hall on the University Campus and professional security will be arranged for this event.

Song Competition

This has been organised with the Road Safety Officer. The competition is to design a song (music and lyrics) around the theme of speeding, drink driving and the consequences. There is one prize of a \$500.00 voucher and a guest performance at Flat Out Jam (Battle of the Bands).

Mural

A mural will be painted by young people at the Bligh Park Youth Centre with the assistance of an artist. The theme of the mural is "Youth - A Precious Resource".

All youth week activities are drug and alcohol free.

RECOMMENDATION:

1. That the information be received.
2. Approval be granted for use of Richmond Park on those dates listed below for activities scheduled:

TIME/DATE	ACTIVITY
6.00pm - 10.00pm, 26 April 1996	Jam Session and BBQ
11.00am - 5.00pm, 27 April 1996	Battle of the Bands

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG326NBX.E01

**** END OF ITEM 34 ****