

**HAWKESBURY CITY COUNCIL
ORDINARY MEETING**

Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 9 April 1996

LOCATION: Council Chambers

TIME: 7.30pm

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1. RURAL LANDS ASSESSMENT GT225/013 PT02

I have had all Elected Members advised of the progress in work being undertaken in the Town Planning area and specifically the Rural Lands Assessment Study.

Given the physical size of the City, the number of issues involved in the rural areas, including the complexity of some, the time that it has taken for Rural Lands Studies to be undertaken in other areas and the importance of process with the community, it is apparent that the work will need to be prioritised from this point to ensure there are satisfactory outcomes and within a reasonable period.

The matters, for example, that exist and are likely to arise in the Macdonald Valley are significantly different from those in the Grose Vale/Grose Wold area. There is also likely to be a time scale difference in dealing with the matters and accordingly the Committee will need to address this quite early. The work undertaken to date and the knowledge of process and problems that have occurred in other areas will be of great assistance in this regard.

There are submissions with a number of agencies seeking assistance and provision is proposed for the Council's consideration to enable consultancy assistance in the forthcoming Estimates.

At this time it is therefore important that the Committee established to work on the area meet to agree to a work program, establish communication with the persons and groups involved and establish priorities.

Two of the original Committee have had to resign (Councillor Baczynskyj and Councillor Paine), leaving at this stage Councillor Books.

I would recommend that two (2) Councillors be nominated to the Rural Lands Study Committee to replace Councillors Baczynskyj and Paine and that that Committee report on its progress to Council on a regular basis.

2. MACDONALD VALLEY - ACCESS GR120/002 PT02

During discussions with community representatives in the Macdonald Valley last week, the matter of sealed road access between Webbs Creek Ferry and St Albans was again highlighted.

There were undertakings to the Council from the Roads & Traffic Authority that funds would be forthcoming to construct and seal the road between the two locations with approximately one kilometre of work undertaken each year. Those funds have ceased and there is no current indication of any further assistance with the construction.

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The Council undertakes significant maintenance work in the Valley each year and it would not be possible without severe curtailment of normal works for the Council to undertake the construction. There remains 9.3kms of road unsealed and in 1996 based on the current alignment and a two lane rural road the cost of completing this work would be \$1.7 million.

There has been a considerable change in land use throughout the Macdonald Valley over the last 40 years. Up until the 1970s there was a number of dairy farms combined with what was seen then as a good rural use and investment with poplar growing. Both of these had structural problems and to day we see the Valley in transition with some farming, although a great deal of this is only as a hobby or supplementary income, as a rural/residential lifestyle to some and a growing tourist industry. At the same time, the area is important in terms of its heritage, and accordingly any development is limited to both that heritage and the area's services and problems with natural disasters.

As the change in the Valley has been structural and certainly not at the initiative of the landowners, I consider that the vision of some to establish a viable tourist industry should be assisted by Government in terms of funding for its major road access.

St Albans is the focal point in the Valley and the place most likely to receive the majority of visitors, particularly those arriving in larger transport units. This should not be to the detriment of the area's environment nor the safety of its residents or tourists. Accordingly for these reasons, the road between Webbs Creek Ferry and St Albans should be sealed as quickly as possible.

It is likely that the tourism venture by those in the Valley will be successful with an expansion of both inbound and domestic tourist traffic. The area has many unique features and is well located in terms of the Sydney population and its' visitor accommodation.

I recommend that Council make representations both to the State Government seeking the assistance of the Member for Hawkesbury and the Federal Government seeking the assistance of the Federal Member for Macquarie to have funding available to construct and seal the road between Webbs Creek Ferry and St Albans for the reasons given in this minute.

3. RISBEY HOUSE DA0266/94 PT02

I have made a number of representations on the Council's behalf to have Risbey House remain on the Hawkesbury Hospital site to enable its occupation by a number of community organisations that have sought accommodation.

I have now received correspondence from the Wentworth Area Health Service pointing out that:

- ! The Council did approve of the demolition of the building with its development consent in December 1994
- ! That there would be considerable difficulties in reversing the decision with the Hawkesbury District Health Service Ltd

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! Delay could potentially significantly increase the contract costs.

I have pointed out that the Council's original approval was based on the long delay that had occurred in obtaining a modern hospital facility for the Hawkesbury and at the time, it was thought that the area of the building was going to be required for a new facility at an early time. That is now not the case and a number of submissions have been received proposing uses of the building that would be very appropriate given its location, configuration and structural stability.

Given the Health Service's apparent wish to continue with the demolition, I would see that the Council should continue making representations and request that if such demolition is to occur then the Service as the Government's representative in the area, look to providing an alternative for the accommodation requests that have been made.

4. 'FESTIVAL OF CULTURES' EVENT

I wish to publicly acknowledge the achievements of the community committee who co-ordinated the inaugural 'Festival of Cultures' held in Windsor Mall on Sunday 31 March.

This event was estimated to have attracted approximately 10,000 visitors to Windsor over the duration of the day and featured a colourful range of entertainment originating from many different cultures and food stalls offering a range of cuisine from various nations.

It is considered that Sunday's activities have assisted in highlighting the contribution that people from different cultural backgrounds make to the fabric of the Hawkesbury community.

The festival was an initiative of Council's Multicultural Consultative Forum, chaired by Councillor Sahasrabuddhe, and was arranged in conjunction with the Windsor Mall Markets. The activities in Windsor Mall on Sunday also demonstrated commendable co-operation with local institutions in view of the inclusion of the event in the Unity Week program which was co-ordinated by the University of Western Sydney, Hawkesbury.

The success of this event also has positive implications for local tourism as it appears that many first time visitors the Hawkesbury were attracted to Windsor as a result of the festival.

I have forwarded an appropriate letter on behalf of Council commending the Multicultural Consultative Forum for their role in this highly successful event.

Councillor Rex Stubbs
Mayor

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

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Section 4

Reports for Determination

ITEM: 205 RECLASSIFICATION OF LOT 1 IN DP582018

FILE NUMBER: GC283/032 PT02/CSV

REPORT:

Council will recall that at it's Ordinary Meeting in November it resolved to reclassify the land on the corner of George Street and Rifle Range Road South Windsor from Community to Operational so that the land may then be sold to the Windsor Leagues Club Limited.

A part of the process to reclassify land requires that formal notification be given to the Department of Urban Affairs and Planning. The Department have now advised that as a matter of formality such notification is to be made within twenty eight days of the decision.

The submission was withheld pending further consideration by Council relating to the allocation of the proceeds from the proposed sale to Windsor Leagues Club.

The Department are insistent as to the compliance with their process and accordingly, in order to comply with the statutory time frame a fresh resolution in the same terms as previously resolved is required.

RECOMMENDATION:

That:

1. A Local Environmental Plan be prepared for the reclassification of Lot 1 in Deposited Plan 582018 from Community Land to Operational land.
2. Upon the reclassification to Operational land, Lot 1 in Deposited Plan 582018 be sold to Windsor Leagues Club Ltd for the contract price of \$200,000 (two hundred thousand dollars). On the terms of a mortgage being secured over the property for a period of 10 (ten) years at an interest rate of 5% (five) per annum.
3. Upon Council selling Lot 1 in Deposited Plan 582018 that an instrument be created under the provisions of the Conveyancing Act, 1919, for a restriction and covenant in favour of Council, to create easements and access to the drainage works constructed on the subject land.
4. The Windsor Leagues Club indemnify Council from and/or all claims that may arise as a result of any future flooding of the area proposed to be acquired by the Club.
5. All relevant documentation be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409LBX.C21

***** END OF ITEM 205 *****

ITEM: 206 THOMPSON SQUARE - ALFRESCO DINING

FILE NUMBER: GC283/134 PT01/ENG

REPORT:

Following requests from Council and the Chamber of Commerce to investigate possible improvements to the Thompson Square area, landscape architects Stevens and Wallman were commissioned to provide landscape options for the Windsor Wharf area, Thompson Square and south of Fitzgerald Street.

Options for the Thompson Square Area included the provision of outdoor eating areas constructed of timber decking between the icecreamery and the fish shop on the eastern side of George Street and between Baker Street and the entrance to the Macquarie Arms Bottle Shop on the western side of George Street.

A number of consultative meetings was undertaken with the Chamber of Commerce and it was indicated that the provision of outdoor eating areas where parking spaces would be lost would not be supported. Subsequently it is proposed that a trial outdoor eating area constructed of timber decking be provided between the icecreamery and the fish shop as shown on the diagrams attached to this report. The regular shaped area would provide a width of approximately 2.4 metres from the existing kerb and gutter along the full length shown while still allowing 90° parking which currently exists. The irregular shaped area basically in front of the fish shop would provide approximately 40 metres² of timber decking for seats and tables whilst still providing parking spaces for two vehicles.

It is estimated that the costs of providing these areas is \$8,000 (eight thousand) and funds could be made available from current maintenance votes.

RECOMMENDATION:

That trial outdoor eating area constructed of timber decking be implemented.

ATTACHMENTS:

AT-1 Sketch Plan.

FN:OR409LBX.E20

****** END OF ITEM 206 ******

ORDINARY MEETINGMeeting Date: **9 April 1996**Item: **207****ITEM: 207** HAWKESBURY LOCAL HERITAGE ASSISTANCE FUND 1996 APPLICATIONS**FILE NUMBER:** GH020/041 PT2 & GH020/003 PT04/EVD**REPORT:**

The outcome of the Hawkesbury Local Heritage Assistance Fund Applications are reported in the Minutes of the Heritage Advisory Committee in Section 6 of this Business Paper. This report relates to Item 1 of the Minutes.

The following item should be deleted from the list of successful applications as the Heritage Advisory Committee did not recommend support for the project:-

Name & Property Description	Description of Works	Est. Cost	Amount Requested	Committee's Recommendation
Mr & Mrs M L Dearing, 114 Comleroy Road, Kurrajong	1. Re-roof verandah. 2. Re-gutter & restore verandah. 3. Re-valley & re-flash verandah.	10,000	3,000	No funding

The following item should be included in the Minutes as the Heritage Advisory Committee recommended the project for support.

Name & Property Description	Description of Works	Est. Cost	Amount Requested	Committee's Recommendation
J & C Lucas, "The Pines", Edwards Lane, Richmond	1. Replacement of existing roof & guttering.	8,000-11,000	3,000	3,000

RECOMMENDATION:

That the Minutes of the Heritage Advisory Committee of Wednesday 27 March 1996, be adopted incorporating the above alterations.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR409LBX.V22

****** END OF ITEM 207 ******

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