

**HAWKESBURY CITY COUNCIL
ORDINARY MEETING**

Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 12 March 1996

LOCATION: Council Chambers

TIME: 7.30pm

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ORDINARY

Mayoral Minutes

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Mayoral Minute

Mayoral Minutes

Ordinary Meeting - 12th March, 1996

1. USE OF RICHMOND AIR FORCE BASE

I have received advice that the Air Force has agreed in principle to the development of a commercial terminal at Richmond Air Force Base. This is subject to discussions about proposed hours of operations and the number of movements permitted.

As previously indicated to the Council, the proposal is only for limited commercial operations by licensed regular passenger transport operators. These operators traditionally use very quiet small to medium size aircraft. In addition a helicopter service between Richmond and Kingsford Smith Airport would appear attractive to a number of businesses in the region.

What needs to occur is for a Business Plan to be prepared in conjunction with the final discussions and I would recommend that the Council approach the Regional Development Organisation for appropriate funding.

2. POLICY - PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO COUNCILLORS. GA030/001 PT02

Council has adopted a policy in the above matter, as well as one for travel and conference attendance. There is some conflict between the policies and it is therefore both desirable and necessary to clarify the position.

The situation regarding travel is clearly set out in the policy adopted by the Council as recommended by the Local Government Associations.

In relation to conferences, I would suggest that the following paragraph be inserted in the adopted policy in accordance with the provisions of the Local Government Act, 1993 :

"Councillors and their spouses are entitled to attend conferences that relate to Local Government with the Council meeting all reasonable expenses in accordance with its policy in relation to the Councillor with travel or the Councillor's partner being the responsibility of the Councillor. Approval for such attendance be given by the Mayor, alternatively the matter requiring the approval of the Council. That a list of attendances and expenses being provided to each Councillor at the end of each six (6) months and twelve (12) months."

3. BICYCLE WAYS GG021/193 PT01

With the completion of the substantial length of bicycle ways in the district, I consider it appropriate that Council should further encourage their use. I have asked that there be increased public awareness of the system, particularly since the symbol of the bicycle was removed from their existence which has made a lot of the areas look like an extension of the road pavement and have certainly not been conducive to increased bicycle usage.

I have asked the General Manager to see what increased usage is likely within the Council's staff and to make appropriate additional provision for suitable amenities.

I will also be writing to the Chambers of Commerce and other businesses in the area advising of the provision of the cycle ways and seeking their support in encouraging additional usage.

I also seek that the Council should encourage the provision of bicycle facilities and amenities within development where these are appropriate.

I recommend that the information regarding bicycle ways and encouragement of increased usage be received.

Councillor Rex Stubbs
MAYOR

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

ORDINARY

Section 4

Reports for Determination

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 187

ITEM: 187 SALE OF 978 BELLS LINE OF ROAD, KURRAJONG HILLS

FILE NUMBER: GC285/032 PT01/CSV

REPORT:

The block of vacant land known as 978 Bells Line of Road on the corner of Hermitage Road, Kurrajong Hills, being Lot 5 in Deposited Plan 719743, is classified as Operational and comprises 4,428m². It is zoned Rural 1(c1) and was originally acquired by Council in 1991 as part of a larger lot for road widening purposes. The original lot was purchased for an amount of \$70,000.00 and a plan of the site shall be displayed at the meeting.

Following the completion of the road widening, the residue of the site ie 4428m² was identified as surplus to Council's requirements in the Property Development Strategy.

The topography of the site is very steep and a homesite is restricted to a small area close to Bells Line of Road. Concerns of landslip in the Kurrajong Hills area require a Geotechnical Report to accompany any Building Application.

Interest in the block to date, which has been marketed for some time including an unsuccessful tendering exercise, has been limited. An offer has been submitted by Mr and Mrs B Oliver of Richmond, through Bennetts Real Estate, for the amount of \$74,500.00 and it is considered that this offer is indicative of the site's current market value.

Accordingly, it is recommended that the offer of \$74,500.00 be accepted by Council and that a contract for the sale of land be issued to the purchasers solicitor requiring a 10% (ten) deposit on exchange and settlement within 6 (six) weeks from the date thereof. It is noted that the funds realised from the sale shall become part of the Property Development Reserve and that sales commission in the amount of \$2,309.00 is payable to Bennetts Real Estate.

RECOMMENDATION:

1. Council sell 978 Bells Line of Road corner of Hermitage Road, Kurrajong Hills, being Lot 5 in Deposited Plan 719743 to Mr B and Mrs J Oliver for the contract price of \$74,500.
2. Commission on the sale in the amount of \$2,309.00 (two thousand three hundred and nine) be paid to Bennetts Real Estate.
3. All relevant documents be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312LAX.C23

***** END OF ITEM 187 *****

ORDINARY MEETING

Meeting Date: **12 March 1996**

Item: **188**

ITEM: 188

CONTRACTS FOR EXECUTION UNDER SEAL

FILE NUMBER:

GC283/043 PT03/CSV

REPORT:

Assignment of Lease

Assignment of lease with A Haviv and N Morrison in respect of Loder House ie 'Morro's Restaurant' to Mr S and Mrs L Battye. New tenants propose to continue present use of premises and the assigned lease has approximately three and a half years to run. Current rental is \$23,820.00 per annum plus water usage and part services charges.

RECOMMENDATION:

That the Council Seal be affixed to the abovementioned documents.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312LAX.C25

****** END OF ITEM 188 ******

ORDINARY

Section 5 Reports for Information

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: **189**

ITEM: 189 STATUTORY DECLARATIONS - PROPOSED HOME ACTIVITY -
COMPUTER CONSULTANT - LOT 1011 DP 834694 NO.9 WIRANDA
COURT, WINDSOR DOWNS

FILE NUMBER: DA291/95/EVD

REPORT:

This matter refers to Item 114 in the Environment Section of this business paper.

Since the General Purpose Committee meeting on 27 February 1996, three statutory declarations have been received from adjacent and nearby residents concerning the existing use of the land.

All three statutory declarations query the ability of the existing business to comply with the definition of a "home activity".

The statutory declarations are attached.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

Copy of three statutory declarations.

FN:OR312LCX.V26

****** END OF ITEM 189 ******

ORDINARY MEETING

Meeting Date: 12 March 1996

Item: 190

ITEM: 190 FLOODPLAIN PLANNING

FILE NUMBER: GC180/006Pt02/EVD

REPORT:

This matter refers to Item 116 in the Environment Section of this business paper.

Subsequent to the report to the General Purpose Committee, the Mayor, Deputy Mayor and Director Environment and Development met with a group of people representing a cross-section of local business and land development interests (Brian Keegan, Brian McKinlay, Stuart Pascoe and Pat Clerke).

In general, there was an understanding of the need to consider an increase in the floor height standard to the new estimated 1:100 year flood frequency level being 17.3 metres at Windsor. However, there was discussion concerning the implementation of an increased floor height standard and the education of the community regarding flood risk.

There was concern that valuers acting for finance institutions were not properly informed about flood risk and, in some instances, accepted only a single flood level for assessing risk, rather than a range of levels corresponding to particular estimated flood frequencies.

There were a number of suggestions for improving the implementation of an increased floor height standard including the following:

- < Section 149 zoning certificates to refer to a range of flood frequency levels which would better convey the range of risk rather than the habitable floor level which is currently provided which tends to suggest that there is no range in flooding and no range in risk.
- < On existing residential zoned land, not having any minimum land requirement allowing consideration of filling and elevated floors on merits. It was indicated that there are only a small number of existing vacant residential zoned allotments which would not comply with a minimum land level of 14.3 metres AHD. By removing the 3 metre height limit, building rights for these lots would be preserved.
- < The proposed 1:100 year flood level requirement for land in rural subdivision may sterilise the subdivision of some rural land with existing subdivision entitlements which has natural land at or above 16 metres but less than 17.3 metres. There was some concern that this was an unreasonable restriction on rural land which would be denied subdivision entitlement.

It is proposed to report on these matters in detail at the conclusion of exhibition of the draft local environmental plan to amend Hawkesbury Local Environmental Plan 1989 to revert to the 1:100 year flood frequency level. It is possible that other issues will also arise from the public exhibition process which will also be reported.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OR312LCX.V27

****** END OF ITEM 190 ******

**ORDINARY
MEETING**

Meeting Filename: OR120396.BIL

END OF BUSINESS PAPER