



general
purpose
committee

3
section

organisation
and
resources

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

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ITEM: 47 Lease to Telstra - Part of Wilberforce Depot**FILE NUMBER:** GC283/149 PT01/CSV/OGD29NBX.C01

REPORT:

Council has resolved on 8 April, 1997, to raise no objection to a mobile phone base station at Lot 553 DP 751665 being 1 Old Sackville Road, Wilberforce.

An application has been received from Telstra Corporation Limited to lease an area of land within the Wilberforce Works Depot for the cellular mobile telephone base station. Plans of the proposal shall be displayed at the meeting.

The base station shall comprise a leased area of 89.63m² with a 40m slimline pole with 15 panel antennas, an 8m x 4m colour bond equipment hut and 2700mm high chain wire fencing with gates. Access to the leased area shall be directly off Old Sackville Road and separate from the Depot.

It is proposed that the term of the agreement be five (5) years with an option for a further term of (5) years, at a commencing rental of \$7,000 (seven thousand dollars) for the first year of the term. The rental shall be increased annually by 5% (five percent). There are no outgoings payable, however, Telstra shall be responsible for any utilities to the site, such as power, which are to be separately metered.

Telstra shall be required to carry \$20 million public liability and indemnity insurances, and provide confirmation that all approvals required under the National Telecommunications Code have been given to the proposal. Telstra shall also be responsible for Council's legal expenses, Land Titles Office fees and stamp duty in respect of the lease agreement.

RECOMMENDATION:

That

1. Council lease to Telstra Corporation Limited an area of 89.63m² within the Wilberforce Works Depot, identified as part of Lot 553 in DP 751665, for a cellular mobile telephone base station in accordance with Plans NX25724/B12 and NX25724/2.
2. The lease agreement be for a term of five (5) years with an option for a further term of five (5) years at the commencing rental of \$7,000.00 (seven thousand dollars) to be increased annually by 5% (five percent).
3. Telstra Corporation shall be responsible for all costs associated with the proposal.
4. Telstra Corporation shall be responsible for all utilities to the site, such as power, which are to be separately metered.

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5. The Common Seal of the Council be affixed to the Lease Agreement and all associated documents.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 47 Oooo

ITEM: 48**Crown Road Reserve Off Tizzana Road at Ebenezer****FILE NUMBER:**

P2006/250; SA148/96./CSV/OGD29NBX.C03

REPORT:

Council will recall a matter concerning the proposed closure of a Crown Reserve Road which traverses Lot 9 in DP.227211 off Tizzana Road, Ebenezer. The original request to close the road came from the adjoining property owners on the basis that they were experiencing problems by people utilising the riverbank area for water skiing and further indicating that often there are large groups of people congregating on the river and their occupation encroaches onto their private yard areas thus affecting their amenity. They further expressed concern as to the safety of individuals utilising the area for skiing having regard to the busy and hectic movements of speed boats coming and going from the riverbank area and the fact that the area is also utilised for swimming and other activities.

When the matter was last before the Council at its meeting on the 12th March, 1996, Council resolved to advise the Department of Land and Water Conservation (the owner of the subject land) that representations had been received and that it currently wishes to have its application for the road transfer deferred. (Council had previously requested to have the Crown Road Reserve transferred to it so it could then decide on its future). It was also resolved that appropriate investigation take place on the relocation of the access of the existing Crown Reserve in accordance with the proposal submitted by Mr & Mrs Atkins. The proposal referred to in Council's resolution was for Mr & Mrs Atkins to transfer to the Department of Land and Water Conservation land on the western side of their property as a Crown Road Reserve, thus still providing access to the river in return for the closure and purchase of the current Crown Road Reserve leading from Tizzana Road to the River.

Subsequent to this decision, the matter was referred to the responsible department and an onsite meeting was held with residents, objectors and representatives of the Department of Land and Water Conservation to discuss the proposed land exchange. Advice has now been received from the Department of Land and Water Conservation that they will not agree to an "exchange" and if a new Crown Road is to be created, it is to be transferred from the Atkins to Council and dedicated as public road and only when this has been effected will the Department then consider closing the other road. The Department also advised that they will be required to advertise the proposed closure and invite submissions from interested persons. It is noted that previously there have been a number of submissions including two petitions both supporting and objecting to the road closure.

There is some concern in accepting the dedication of a new road, particularly in relation to future demands that may be placed on Council to construct the road and provide access to the river. It is noted that the proposed new access road provides a lesser standard of access to the river than the existing Crown Road Reserve in that it is approximately 30 metres long sloping moderately towards the river but terminating at a steep bank along the river about 10 metres high with very limited beach area. It is considered extremely difficult to provide access to a similar standard to that existing and may require heavy cut and possibly retaining walls and would be very steep. There is also some doubt as to whether it would provide the suitable access that may be required in times of

emergency by the Fire Control Officer in terms of a fire tanker having access to the river.

Having regard to the view now expressed by the Department of Land and Water Conservation, the proposal to have an alternate site dedicated as public road to the Council and for the Council to assume care, control, responsibility and maintenance for this area of land, is not supported for the reasons previously mentioned. Whilst the residents immediately adjoining the existing Crown Road Reserve have expressed their opposition, it is considered the best way of controlling future problems in terms of people encroaching onto their land from the adjoining river/beach area is by suitable boundary definition/fencing.

RECOMMENDATION:

That Mr & Mrs Atkins and Department of Land and Water Conservation be advised that Council does not support the proposal of having an area of land adjoining No.578 Tizzana Road, Sackville, transferred to Council and dedicated as public road in order to facilitate the possible closure of the existing Crown Road Reserve.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 48 Oooo

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Item: **49****ITEM: 49** **Monthly Financial Statements - March 1997****FILE NUMBER:** F011/005 PT04/FNC/OGD29NBX.F02

REPORT:**A. Cash Expenditure Warrant No. 8/1996****Summary - Accounts Paid**

General Fund Cheque Nos	50138 - 50620	EFT Nos.	1128-1399	4,693,111.83
Trust Fund Cheque Nos	4722 - 4732			1,245,725.58
				5,938,837.41

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 castings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Responsible Accounting Officer

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Item: **49****B. Statement of Bank Balances and General Manager's Certificate****Statement of Bank Balances As At 31 March 1997**

General Fund	DR 118,862.38
Trust Fund	CR 3,282.76

DR 115,579.62

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Balance - Cash Account as at 1st March 1997	CR. 374,190.72
Receipts for period ended 31 March 1997	DR.4,086,672.66

DR. 3,712,481.94

Payments for period ended 31 March 1997	CR.4,285,859.13
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CR. 573,377.19

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 31 March 1997.

L M Weatherstone
Responsible Accounting Officer

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Item: **49****C. Investments**

Hereunder is the list of amounts invested as at 31 March 1997:

Term Deposits

Period	Due Date	Rate	Interest A/C	Amount
547 Days	09.05.97	8.00%	Trust Fund	800,000
547 Days	09.05.97	8.00%	General Fund	200,000
594 Days	25.06.97	8.00%	General Fund	1,000,000
365 Days	03.09.97	7.02%	General Fund	1,500,000
365 Days	03.09.97	7.02%	Trust Fund	1,100,000

Australian Treasury Corporation

732 Days	04.08.97	8.45%	Workers Comp Board	950,000
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Short Term (On-Call) Investments	General Fund	6,095,000
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Managed Funds	Trust Fund	3,000,000
	General Fund	<u>9,000,000</u>
		\$23,645,000

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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
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 49 Oooo

ITEM: 50 **Hawkesbury Cricket Club Inc request for Groundsman at Bensons Lane Sporting Complex**

FILE NUMBER: GC021/115 Pt2/FNC/OGD29NBX.F04

REPORT:

The Hawkesbury Cricket Club Inc has made the following submission for financial assistance in relation to Bensons Lane Sporting Complex;

“This submission follows discussions held by this club over the past four years with the Mayor, Hawkesbury Sports Council, the Hawkesbury District Cricket Association and various other interested parties concerning funding of the preparation of turf wickets within the district.

These discussions have followed the removal of the previously provided turf wicket subsidy, which council put in place many years ago in lieu of providing full time council-funded curators as employed by the other councils around Sydney.

This matter is particularly relevant to this club, as it competes in the Sydney Cricket Association First Grade competition, which requires high quality turf wickets for all its matches. Over the last several years, the association has adopted a strong policy of requiring all Grade clubs to have three grounds available for grade cricket to fulfil commitments to the various competitions. The latest draft *Criteria for Sydney Grade Cricket* reiterates this policy.

After two years of lobbying the Hawkesbury City Council, the Hawkesbury Sports Council and the local community a third turf wicket facility has been incorporated in the further development at Bensons Lane north of the existing No 1 ground. Our club is extremely appreciative of the provision of this facility and our cash contribution of \$10,000 was testimony to this.

At present, the club is responsible for the cost of employing the curator on a sub-contract basis which includes the payment of wages, equipment maintenance and consumables. The cost of running Bensons Lane is in excess of \$24,000 per season. In the last two years, the club has had to make purchases of a new ride-on mower, a new tractor and slasher, and a wicket roller to service the new ground. All of these are significant items of expense.

During an average season, our curator prepares wickets on 75 playing days in competition matches for our club alone, besides various school, representative and district matches. He also prepares practice pitches for our twice-weekly training sessions. These facilities are not only for our club's use, but the Hawkesbury District Cricket Association uses Bensons Lane frequently, as well as local High Schools, and even Primary Schools, which participate in a variety of competitions. During November, our grounds were used during the NSW Primary Schools carnival.

As you can see, the facilities are well used. However, with the third turf wicket in operation, it will not be possible for us any longer to provide these facilities to the community without the employment of another person. This whole situation is beyond the reach of any amateur organisation without financial support from local government.

Therefore, it is important, for this club's continued existence and prosperity, that the Hawkesbury City Council provide:

- C **groundsmen (at least 1 full-time) at your expense to prepare Bensons Lane and a sum of \$16,000 annually to include**

\$6,000 to Hawkesbury Cricket Club as a \$2,000 subsidy on each turf wicket \$10,000 to be distributed equally between the five turf grounds utilised in the local competitions in the district

OR

- C **a sum of \$50,000 annually to include**

\$40,000 provided to this club to employ two persons to prepare pitches and other regular work at Bensons Lane, including the cost of regular purchase and maintenance of equipment.

\$10,000 to be distributed equally between the five turf grounds utilised in the local competitions in the district.

The activities of any person employed at Bensons Lane involve preparation of wickets as required on three grounds and practice facilities, besides general mowing and watering of the grounds around the amenities area.

If Council employs a groundsman, this club will be happy to pick up the cost of part time assistance.

This club is at pains to point out that it has been left solely responsible for the trees planted to commemorate the bicentennial. No funding, assistance, advice or thanks has yet been received from any body responsible. Without assistance, these trees will surely die, providing significant embarrassment to the district. This is already being reported in the local media.

Our need is urgent as the curator commences work on 1 August and we must have this matter resolved well before then."

The Bensons Lane Complex currently has three turf wickets and two synthetic wickets. The third turf wicket and associated field was constructed last year at a cost of \$70,000 for which a contribution of \$10,000 was received from the Hawkesbury Cricket Club.

Hawkesbury Sports Council Inc are responsible for the care, control and management of the Bensons Lane Complex, that includes the maintenance of the buildings, mowing of the areas, maintenance of the fencing structures, water services and other service costs. The Sports Council is also responsible for fertilisation, weed spraying and turfing where necessary. A financial contribution of \$750 for maintenance of the three turf wickets is paid to the Hawkesbury Cricket Club. A further contribution is made to the Hawkesbury District Cricket Association of \$750 for the other five turf wickets at Richmond Park, McQuade Park, North Richmond, Woodlands Oval

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and Oakville Ovals.

The Hawkesbury Cricket Club maintain the three turf wickets at Bensons Lane, provide minor maintenance to the services and provide additional mowing for the cricket fields and edge trimming to meet their specific playing requirements.

Each year, Council allocates its budget provision for structured recreation to the Hawkesbury Sports Council.

RECOMMENDATION:

The report to be received

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 50 Oooo

ITEM: 51 **Local Heritage Assistance Fund 1997 Applications - Complaint by M & A Hayes Concerning the non-allocation of a \$2,500 dollar for dollar grant for the replacement of a roof - 1 Fitzgerald Street, Windsor.**

FILE NUMBER: P610/001Pt01/EVD/OGD29NBX.V06

REPORT:

On 20 January 1997 M & A Hayes made application for a grant of \$3,000 under the Local Heritage Assistance Fund for the replacement of a roof on 1 Fitzgerald Street, Windsor. The building is a heritage item under Hawkesbury Local Environmental Plan 1989.

Apparently, sometime after lodging the application for a \$3,000 grant, Mr & Mrs Hayes made an enquiry as to the date when the application would be determined and were advised that it may not have been until July or August of this year. The suggested determination date was apparently on the basis of last year's grants which were delayed for a number of reasons. However, this year there were no delays and the applications were determined by Council at its March meeting.

After being advised of the possible time period for the determinations, Mr & Mrs Hayes elected to proceed with the roof replacement without further reference to Council because they were concerned about its stability. As a heritage item they should have discussed the roof replacement with staff before proceeding with the work and, in fact, required development consent.

In any event, they replaced the roof with light green colorbond. The original roof was corrugated steel and the heritage guidelines require that it be replaced with the same material, i.e., not colorbond but zincalume.

In relation to the Local Heritage Assistance Grant, it should be noted that Council received 38 applications for funding which totalled \$86,000 of which only 12 were approved at a total cost of \$20,000. There has also been conflict from time to time with applicants not wishing to comply with the requirements of the grants, i.e., not wishing to be restricted to heritage colours or heritage materials.

Mr & Mrs Hayes were advised that the Heritage Advisory Committee (adopted by Council) recommended a \$2,500 grant on the basis that the roof be galvanised iron rather than colorbond as recommended by Council's Heritage Adviser. This was then confirmed in writing to them and as the work had been undertaken contrary to the Committee's recommendation, they were advised that the grant money would not be made available.

Mr & Mrs Hayes have requested that the matter be reviewed by Council.

RECOMMENDATION:

That the information concerning the grant application for the replacement of the roof at 1 Fitzgerald Street, Windsor, for M & A Hayes be received.

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ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 51 Oooo