



general
purpose
committee

3
section

organisation
and
resources

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ITEM: 17 **Hawkesbury Nepean Catchment Management Trust**

FILE NUMBER: GR060/006 PT06/GMA/OGK25NAX.G04

REPORT:

Correspondence has been received from the Hawkesbury Nepean Catchment Management Trust advising that membership of the South Creek Catchment Management Committee is due to expire on 31 December 1997. The Minister for Land and Water Conservation has advised that he intends to approve membership for the next term of the CMC by the end of the year.

The Trust acknowledges the immense value Council has contributed as a member of the South Creek CMC and states that the expertise and commitment shown by members representing Council has significantly contributed to the protection and restoration of the catchments. Advising that jointly, with other members of the committee, Council has been instrumental in firmly establishing the CMCs as an important part of the community.

The Trust is seeking nominations from Council for members to the South Creek CMC for its next term commencing 1 January 1998. Nominations need to be confirmed by 28 November 1997.

Council does not currently have a representative on the South Creek CMC.

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 18 Alcohol Free Zones**FILE NUMBER:** GP070/001 PT05/CSV/OGK25NBX.C02**REPORT:**

There are a number of Alcohol Free Zones operating throughout the City which are due to expire on the 31 December , 1997.

The required consultation and advertising to re-establish the zones for a further period of three (3) years has been undertaken. Support for the re-establishment of the zones was received from the NSW Drug Awareness Council and the Police - Hawkesbury Local Area Command. No objections have been received.

RECOMMENDATION:

That the following alcohol free zones be re-established for the three (3) year period commencing 1 January 1998 and terminating on 31 December 2000:

- The block having as its boundaries Francis Street, West Market Street, Windsor Street and Bosworth Street, Richmond including the Coles Car park.
- East Market Street, Richmond between Francis Street and Windsor Street.
- Toxana Street, Richmond between Francis Street and Windsor Street.
- Windsor Street, Richmond between East Market Street and Paget Street.
- West Market Street, Richmond between Lennox Street and March Street.
- The block having as its boundaries East Market Street, Windsor Street, West Market Street and March Street Richmond.
- East Market Street, Richmond between March Street and Lennox Street.
- Woodhills Car park, Richmond.
- Bells Line of Road, North Richmond - area known as State Bank Plaza car park adjoining Pitt Lane.
- Windsor Mall, Windsor.
- Golden Valley Drive, Glossodia in front of the Shopping Centre including the car park and access road.

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- Eldon Street, Pitt Town between Grenville Street and Chatham Street.
- McGraths Hill Shopping Centre on the block bounded by Phillip Place, Redhouse Crescent and the McGraths Hill Community Centre.
- Wilberforce Shopping Centre on the block bounded by the George Road entrance, the section of Singleton Road in front of the Wilberforce Pre-School and Child Care Centre to the intersection with King Road, and the frontage of the Shopping Centre and Park along King Road Wilberforce.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: **19****ITEM: 19 Monthly Financial Report - October 1997****FILE NUMBER:** FO11/005 PT04/FNC/OGK25NBX.F01**REPORT:****A. Expenditure Warrant Number 4 of 1997/98**

Summary of Accounts Paid

Cheque # 53681 - 53680	\$2,818,189.46
EFT 2984 - 3295	\$1,209,349.74
EFT Other (FDC)	\$56,679.40
Cancelled Cheques	\$-1,194.95
Bank Charges	\$20,083.36
	<u>\$4,103,107.01</u>

B. Cash Book Reconciliation

Cash Book Balance as at 1 October 1997	\$-421,201.20
Add: Receipts for month of October	<u>\$3,819,554.94</u>
	\$3,398,353.74
Less: Payments for month of October	<u>\$4,103,107.01</u>
Cash Book Balance as at 31 October 1997	<u>\$-704,753.27</u>

C. Statement of Bank Balances

Bank Statement Balance as at 30 October 1997	\$82,955.86
Less: Unpresented Cheques	<u>\$-511,254.83</u>
	\$-428,298.97
Add: Outstanding Deposits	\$85,045.93
Outstanding Adjustments	<u>\$-361,500.23</u>
	<u>\$-704,753.27</u>

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Investment Type	Balance 30-Sept-97	Deposits	Withdrawals	Interest Paid	Balance 31-Oct-97
Managed Funds	17,532,455.74			77,167.79	17,609,623.53
On Call Funds	7,305,000.00	200,000.00	1,900,000.00		5,605,000.00
Term Investments	950,000.00				950,000.00
TOTAL	25,787,455.74	200,000.00	1,900,000.00	77,167.79	24,164,623.53

Responsible Accounting Officer

The summary warrant is fully supported by vouchers and invoices which have been duly certified.

The detailed warrant is available upon request.

The Cash Book and Bank Statements have been reconciled as at 31 October, 1997.

The investments outlined above are the total of all funds that have been invested. All investments have been made in accordance with the Act, Regulations and Council's investment policies.

The Rate Book has been reconciled as at 31 October, 1997.

Geoff Banting
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 20 **Development of Vacant Land at the Corner of Woods Road, Bradley Road and George Street, Windsor**

FILE NUMBER: GC285/028 PT01/CSV/OGK25NBX.C05

REPORT:

The Property Development Strategy identified the site located at the corner of Woods Road, Bradley Road and George Street, South Windsor as surplus to operational requirements and suitable for residential development.

The site which comprises Lots 25, 26, 27, 28, 29, 30 and 175 in Deposited Plan 32260 has a total area of 1,400m², including an unformed laneway. A plan of the site is attached. The whole site is zoned Open Space Existing Recreation 6(a) and has a Community classification. Lot 175 was reserved for public garden and recreation by way of a subdivision which took place in 1962 resulting in DP32260 being created. It is noted that the narrow lots and rear laneway were originally created for the purpose of establishing a neighbourhood shopping centre.

It is proposed to consolidate the lots and market the property as having potential for an appropriate medium density development. It is considered that the sale would yield approximately \$110,000 - \$120,000 (one hundred and ten to one hundred and twenty thousand).

It is considered that there is already ample open space within the South Windsor area and in particular, the Woods Road/Bradley Road precinct. Also development of the site would meet urban consolidation objectives.

The proposal requires a formal closure of the laneway, reclassification of land from Community to Operational and rezoning. Approval is sought to initiate the procedures to enable same, with the whole process expected to take at least twelve months.

RECOMMENDATION:

That the lots located on the corner of Woods Road, Bradley Road and George Street, South Windsor and described as Lots 25, 26, 27, 28, 29, 30 and 175 in Deposited Plan 32260 be rezoned Residential 2(a) and reclassified from community to operational land. Further that application be made for the unformed laneway adjoining the property to be closed, and consolidated with the adjoining site and classified as operational upon the formal closure.

ATTACHMENTS:

AT-1 Site Plan

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ITEM: 21 **Proposed Lease of Part Unused Road - Fiaschi Crescent, South Windsor****FILE NUMBER:** 0617/R PT02/CSV/OGK25NBX.C03

REPORT:

An application has been received from the adjoining owner, Mr Graham Delardes to purchase a section of unused road at the end of Fiaschi Crescent, South Windsor. The area of road he proposes to purchase is approximately 530m² and located between Lot 205 in Deposited Plan 707488 and Strata Plan 33689 (22 and 23b Wimbow Place). A location plan is attached.

Given the current review of flood levels for the area and the implication on building rights and therefore value of the site, a valuation was obtained on the basis of both with and without building rights. The value was assessed to be \$30,000 (thirty thousand) with building rights and \$10,000 (ten thousand) without. The applicant was advised that if the land was to be sold now, it would be sold on the basis of with building rights, as such he was not interested in purchasing the property for \$30,000 (thirty thousand). Subsequently, it was determined that it would be appropriate to offer a lease to the applicant until a decision is made regarding the flood levels. Also, it is proposed that in the interim, procedure be initiated to formally close the road.

The applicant proposes to lease the area of land for the purposes of parking his truck which he describes as a Kenworth semi-trailer with a 42.5 tonne rating, and weighs 16 tonnes empty. It is noted that Wimbow Place or Fiaschi Crescent do not have a low load limit and that Mr Delardes is currently parking his truck on the site and he has been for some time. The intention of the lease, and a proposed condition of such, is for Mr Delardes to park one truck only, being his truck.

The required public consultation has been undertaken. With three objections being received.

Sydney Water objected due to a water main within the road. It is proposed that access will not be denied to any authority and any conditions required by them be included in the lease agreement. It is noted that Integral also have services within the site and have requested conditions be included in the lease.

Two objections from owner/occupiers of properties in Wimbow Place and Fiaschi Crescent relate to the noise of the trucks and driver/s, the appropriate use of the road and the number of trucks to be parked on the site.

Recent advice has been that the number of trucks parking on the site has been up to three at a time with the trucks sometimes parking on the road as well. Photos evidencing the number of trucks on the site have been submitted. Complaints regarding the level of noise from the trucks and the drivers at various times during the day and night have been received.

The complainants have been advised that until the site is leased, any complaints should be directed to the Police. This office has reinforced with Mr Delardes that only one truck should be parked on the land.

RECOMMENDATION:

That the section of unused road at the end of Fiaschi Crescent located between Lot 205 in Deposited Plan 707488 and Strata Plan 33689 (22 and 23b Wimbrow Place), be leased to Mr Graham Delardes subject to the following terms and conditions:

1. The term of the agreement is to be a maximum of five (5) years to be reviewed annually.
2. The annual rent to be \$500.00 per annum for the 1st year, to be reviewed annually by the Consumer Price Index for Sydney. The rent to be payable annually in advance.
3. No outgoings are payable.
4. The lessee is required to provide public liability insurance in the sum of \$2million (two million) noting the interest of Hawkesbury City Council.
5. The lease may be terminated by Section 153 (3) of the Roads Act, that is the lease may be terminated by the roads authority at any time and for any reason.
6. No structures are permitted to be erected on the land without the express permission of the lessor.
7. A crossing to be constructed to Council's satisfaction. Access to the site is to be via the existing layback only.
8. Only 1 (one) truck, the lessee's truck is to be parked on the site at any time. No subleasing or assigning of the lease allowable.
9. No oil, gas or flammable liquid to be stored on the land.
10. Integral Energy's conditions of lease to be included and any conditions imposed by another authority may be included to be adhered to.
11. Access to the site by Authorities shall not be restricted in any way.

Further that application be made to the Department of Land and Water Conservation for the closing of this section of road.

ATTACHMENTS:

AT-1 Site Plan

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