



**general
purpose
committee**

**3
section**

**organisation
and
resources**

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

Table of Contents

Meeting Date: 25 January 2000

Page 2

ITEM	SUBJECT	PAGE
SECTION 3 - ORGANISATION AND RESOURCES.		
46:	Monthly Financial Report - November 1999 GF011/005/FNC/OGA25NAX.F03	3
47:	Monthly Financial Report - December 1999 GF011/005/FNC/OGA25NAX.F04	5
48:	Leasing of Lot 161 Greenway Crescent, Windsor GC283/086 PT2/CSV/OGA25NBX.C01	7
49:	Hawkesbury Power Boat Club GF008/001 PT21/CSV/OGA25NBX.C05	9
50:	Grose Vale Scouts GC283/099 PT2/CSV/OGA25NBX.C02	10
51:	Council River Front Property Audit GC283/065 PT02/CSV/OGA25NBX.C07	12

oooO END OF TABLE OF CONTENTS Oooo

ORGANISATION AND RESOURCES**Meeting Date: 25 January, 2000****Item: 46****ITEM: 46** **Monthly Financial Report - November 1999****FILE NUMBER:** GF011/005/FNC/OGA25NAX.F03**REPORT:****November 1999**

Summarised below, are particulars of both the income received and the expenditure incurred by Council for the month of November 1999. This information is reconciled between the cashbook and the bank statement balance as at the end of November 1999. All expenditure is fully supported by vouchers and invoices which have been duly certified.

A. Cash Book Reconciliation - November 1999

Cash Book Balance as at 1 November 1999		\$-253,419.50
Add: Receipts for month of November		<u>\$7,293,162.32</u>
		\$7,039,742.82
Less: Payments for month of November		
Cheque # 66081 - 66520	\$1,829,344.93	
EFT # 11775 - 12088	\$1,480,844.05	
Family Day Care Payments	\$29,853.35	
RTGS (Investment) Transactions	\$3,150,000.00	
Cancelled Cheques	\$-2,611.00	
Miscellaneous (Bank Charges, Dishonours etc)	<u>\$4,681.12</u>	<u>\$6,492,112.45</u>
Cash Book Balance as at end of November 1999		\$547,630.37

B. Statement of Bank Balances - November 1999

Bank Statement Balance as at end of November 1999		\$318,155.68
Less: Unpresented Cheques		<u>\$-257,620.59</u>
		\$60,535.09
Add: Outstanding Deposits	\$576,860.98	
Statement Credits not Receipted	<u>\$-89,765.70</u>	<u>\$487,095.28</u>
		\$547,630.37

ORGANISATION AND RESOURCES**Meeting Date: 25 January, 2000****Item: 46****C. Investments - November 1999**

The Local Government (Financial Management) Regulation requires that each month, details of all money that has been invested under section 625 of the Local Government Act, 1993 be reported to a meeting of Council.

The following table outlines the investment portfolio held by Council as at the end of November 1999. All investments have been made in accordance with the Act, Regulations and Council's investment policies.

Investment Type	Balance 31-Oct-1999	Deposits	Withdrawals	Interest Paid	Balance 30-Nov-1999
Managed Funds	\$22,574,928.88			\$90,170.20	\$22,665,099.08
On Call Funds	\$4,625,000.00	\$2,150,000.00	\$-1,450,000.00		\$5,325,000.00
Term Investments	\$950,000.00	\$1,000,000.00			\$1,950,000.00
TOTAL	\$28,149,928.88	\$3,150,000.00	\$-1,450,000.00	\$90,170.20	\$29,940,099.08

Geoff Banting
Responsible Accounting Officer

RECOMMENDATION:

That the information be received

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 46 Oooo

ORGANISATION AND RESOURCES**Meeting Date: 25 January, 2000****Item: 47****ITEM: 47 Monthly Financial Report - December 1999****FILE NUMBER:** GF011/005/FNC/OGA25NAX.F04**REPORT:****December 1999**

Summarised below, are particulars of both the income received and the expenditure incurred by Council for the month of December 1999. This information is reconciled between the cashbook and the bank statement balance as at the end of December 1999. All expenditure is fully supported by vouchers and invoices which have been duly certified.

A. Cash Book Reconciliation - December 1999

Cash Book Balance as at 1 December 1999		\$547,630.37
Add: Receipts for month of December		<u>\$3,488,097.31</u>
		\$4,035,727.68
Less: Payments for month of December		
Cheque # 66521 - 66966	\$2,195,347.34	
EFT # 12089 - 12383	\$1,786,565.07	
Family Day Care Payments	\$31,506.20	
RTGS (Investment) Transactions	\$725,000.00	
Cancelled Cheques	\$-7,816.38	
Miscellaneous (Bank Charges, Dishonours etc)	<u>\$13,530.18</u>	<u>\$4,744,132.41</u>
Cash Book Balance as at end of December 1999		\$-708,404.73

B. Statement of Bank Balances - December 1999

Bank Statement Balance as at end of December 1999		\$399,209.21
Less: Unpresented Cheques		<u>\$-584,516.82</u>
		\$-185,307.61
Add: Outstanding Deposits	\$111,860.78	
Statement Credits not Receipted	<u>\$-634,957.90</u>	<u>\$-523,097.12</u>
		\$-708,404.73

ORGANISATION AND RESOURCES**Meeting Date: 25 January, 2000****Item: 47****C. Investments - December 1999**

The Local Government (Financial Management) Regulation requires that each month, details of all money that has been invested under section 625 of the Local Government Act, 1993 be reported to a meeting of Council.

The following table outlines the investment portfolio held by Council as at the end of December 1999. All investments have been made in accordance with the Act, Regulations and Council's investment policies.

Investment Type	Balance 30-Nov-1999	Deposits	Withdrawals	Interest Paid	Balance 31-Dec-1999
Managed Funds	\$22,665,099.08			\$99,587.02	\$22,764,686.10
On Call Funds	\$5,325,000.00	\$725,000.00	\$-950,000.00		\$5,100,000.00
Term Investments	\$950,000.00	\$1,000,000.00			\$1,950,000.00
TOTAL	\$28,940,099.08	\$1,725,000.00	\$-950,000.00	\$99,587.02	\$29,814,686.10

Geoff Banting
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 47 Oooo

ITEM: 48 **Leasing of Lot 161 Greenway Crescent, Windsor**

FILE NUMBER: GC283/086 PT2/CSV/OGA25NBX.C01

REPORT:

An application has been received from Mr Paul and Mrs Dianne Sheehy of Greenway Crescent, Windsor for the leasing of the Council owned land at the rear of their property described as Lot 161 DP716680 (No. 1A) Greenway Crescent, Windsor.

The site which is shown on the attached plan and generally located at the rear of residences in Greenway Crescent and St Matthews Anglican Church Hall in Moses Street, is vacant land with an area of 1.534 hectares. It is zoned Environmental Protection (Scenic) 7 (d1), with two thirds of the land lying below the 1:100 year flood level. The property was previously leased for a number of years to Mr Sam Ghantous with that arrangement terminating last year.

It is pointed out that Mr & Mrs Sheehy propose to lease the land for the purpose of agistment which is the use the land has been used for in the past and benefits the Council through not having to maintain or fence the property. Subsequently, the proposal is supported on the basis of the following principle terms and conditions:

- The initial term being 12 months and to continue on a month to month basis thereafter.
- Commencing annual rental is \$1,000, which is subject to review to the Consumer Price Index for Sydney on an annual basis should the agreement continue.
- The lessee being responsible for all outgoings on the property including Council rates, water rates and charges (Council rates and charges for 1999/2000 amount to \$375.80).
- The lessee being responsible for maintaining and fencing of the property.
- The lessee having \$5 million Public Liability Insurance.

It is proposed that the agreement rest on correspondence and it is noted that future options for the use of this site will be reported shortly to the Council in the Property Development Strategy.

RECOMMENDATION:

That Lot 161 Greenway Crescent, Windsor be leased to Mr Paul and Mrs Dianne Sheehy on the basis of the principle terms and conditions as outlined in this report.

ATTACHMENTS:

Location plan.

LOCATION PLAN

oooO END OF ITEM 48 Oooo

ITEM: 49 **Hawkesbury Power Boat Club**

FILE NUMBER: GF008/001 PT21/CSV/OGA25NBX.C05

REPORT:

Correspondence has been received from the Upper Hawkesbury Power Boat Club requesting a donation of \$500.00 towards the cost of staging the NSW Titles on the Hawkesbury River.

The Club has been chosen by the Australian Power Boat Association to conduct the event which will attract families and competitors from all over the State.

Council provided a donation of \$500.00 towards running the titles two years ago.

RECOMMENDATION:

That Council donate \$500.00 (five hundred dollars) to the Hawkesbury Power Boat Club towards the cost of staging the NSW Titles on the Hawkesbury River.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 49 Oooo

ITEM: 50 **Grose Vale Scouts****FILE NUMBER:** GC283/099 PT2/CSV/OGA25NBX.C02

REPORT:

At the Ordinary meeting on 14 December 1999 a question was raised in relation to current arrangement with the Grose Vale Scout Group. The following report is provided.

The Grose Vale Scout Group is currently occupying the former Grose Vale Public School site located at 14 Cabbage Tree Road, Grose Vale. The property was originally acquired by Council in 1988 for the then market value, from the Department of Education, which had vacated the site some years previously. The property was acquired subject to lease agreements with the Scout Association and Girl Guides, which terminated in 1991 and the tenancy has continued on a monthly basis thereafter. It is understood that the Girl Guides no longer utilise the premises however, the Scout Association initially requested a new long term lease of the site to provide for improvements. The long term lease has not been supported. Subsequently, ongoing assistance has been provided to the Scout Association in investigating alternative locations more conducive to scouting operations, i.e. closer to bushland and rivers. Following recent discussions with the new Scout Group Committee, a number of other sites in the Grose Vale/Bowen Mountain area have been suggested as worthy of consideration and it is understood that they are currently investigating these options.

The Scout Group is now offering \$100,000 for the purchase of the site, however, it has been indicated to the Committee that this offer is considerably below market value and could not be recommended to Council. Consultant Valuers, K D Wood & Associates, are of the view that the property which has an area of just over 5,000sq.m and provides outstanding views of the surrounding district, has a current market value of approximately \$275,000. Whilst it is acknowledged that the scouting movement provides educational and recreational opportunities for our youth, sale of the site for less than market value is not supported.

In order to receive funding from their governing body for improvements to the site, the Scout Association requires security of tenure by either the acquisition of the site or a long term lease of at least 10 years. The long term leasing of the site would be in the order of \$15,000 per annum under a commercial/market rental.

The alternative sites suggested include Public or Crown Reserve sites, which are generally provided for community use and can be leased for periods of up to 21 years.

RECOMMENDATION:

That Grose Vale Scout Association be advised that Council would be prepared to support the sale or lease on a long term basis of 14 Cabbage Tree Road, Grose Vale under current commercial/market values. Further, if this is not acceptable to the Association that assistance be offered in re-locating to a more appropriate site within the area for long term lease or acquisition.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 50 Oooo

ITEM: 51 Council River Front Property Audit**FILE NUMBER:** GC283/065 PT02/CSV/OGA25NBX.C07

REPORT:

A general audit of Council owned or managed river front properties has been undertaken as requested at the General Purpose Committee Meeting of 30 November 1999. According to Council's current records there are approximately 150 parcels of land made up up approximately 40 Council owned reserves and 25 Crown Reserves under Council control on river frontage. Council also owns a small amount of operational river front land and leases land from private company for reserves.

Council holds river/creek front land in four ways.

1. Council owned operational land;
2. Council owned community land;
3. Crown land held by Council under a Trust or Care Control and Management; and
4. Private land leased by Council.

Not all reserves or river front land have practical access to the river either due to the topography of the land or the vegetation located on it, a combination of both or other access issues.

Some examples of Council owned operational land include the ferry masters cottages at Sackville & Wisemans Ferry, Hawkesbury Heritage Farm and cottage, 14 Manns Road which is currently in the process of being sold, land in Pitt Street Windsor which is leased for turf farming.

Major Council owned parks along rivers/creeks include the following;

Hawkesbury/Nepean River

Lynch Creek Reserve
Riverside Drive Reserve
Hawkesbury Park
The Terrace Parks
Lions Club Park
The Breakaway
Howe Park
Macquarie Park

Governor Phillip Reserve
Charles Kemp Recreational Reserve
West Portland Road Lookout
Cumberland Reach Road
Old Ferry Ramp Reserve, Lower Portland
Peat Place Reserve (Leased to Mr Cartwright)
Half Moon Farm

Grose River

Navua Reserve

Colo River

Colo Park

MacDonald River

St Albans Park

St Albans Old General Cemertery

St Albans School of Arts

Settlers Road Reserves

South Creek

Toll House

Green Hills Burial Ground

The McGraths Hill Wetlands

Rickabys Creek

Deerubbin Park

Currency Creek

Glossodia Park

Little Wheeney Creek

McMahons Park

Powell Park

Cattai Creek

Cattai Bridge Reserve

Pughs Lagoon

Smith Park

Redbank Creek

Kemsley Downs Reserve

Redbank Creek Reserves

In total there are approximately 100 individual parcels of land comprising the above Council owned reserves and operational land i.e. one reserve may comprise 7 parcels of land.

Council controls many reserves as the Trust Manager on behalf of the Crown which include the following:

Hawkesbury /Nepean Rivers

Windsor Wharf
Argyle Bailey/Swallow Rock Reserve
Churchills Wharf Reserve
Skeleton Rocks Reserve

Colo River

Upper Colo Reserve
Ward Park

MacDonald River

Books Ferry Reserve

Currency Creek

Chain of Ponds Reserve
Geakes Road Reserve

Wheeney Creek

Wheeney Creek Reserve

In total river or creek front Crown reserves comprise approximately 45 parcels of land. A couple of parks comprise of both Council owned land and crown Land eg Macquarie Park. Subject to successful negotiations, it is proposed that Council will become the Trust Manager for land at the confluence of the Nepean and Grose Rivers which is currently owned by Boral and being transferred to the Crown.

Council leases land at Hanna Park from Rubber Latex Laboratories and a small part of Howe Park in Windsor is licenced from Sydney Water.

A number of unnamed reserves which are included in the total numbers have not been individually identified in this report but are contained in Council's Property Register, which is in the process of being updated. It is also noted that the Parks and Recreation Branch are currently undertaking and extensive audit of Council reserves to comply with new requirements for Plans of Management under the Local Government Act.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 51 Oooo