



Hawkesbury City Council

ordinary meeting business paper supplementary

date of meeting: 13 November 2001

location: Council Chambers

time: 7:30pm

ORDINARY MEETING

Supplementary Table of Contents

Meeting Date: 13 November 2001

Page 2

ITEM	SUBJECT	PAGE
-------------	----------------	-------------

SUPPLEMENTARY AGENDA

- SECTION 4 - Reports for Determination

139:	Hawkesbury Development Control Plan DCP1/99/EVD/ORK13LBX.V15	4
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- SECTION 5 - Reports for Information

140:	Tender for Contract for Caretaking & Operation - Lower Portland Ferry GT020/412 PT1/ENG/ORK13LCX.E16	6
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oooO END OF TABLE OF CONTENTS Oooo



ordinary

4
section

reports
for determination

ITEM: 139 **Hawkesbury Development Control Plan****FILE NUMBER:** DCP1/99/EVD/ORK13LBX.V15**PREVIOUS ITEM:** 100, GPC Section 1 - Environment (23.10.2001)

REPORT:

A submission has been received from McKinlay Morgan and Associates in relation to the implementation of the Residential Chapter of the Hawkesbury Development Control Plan (DCP). The submission requests that the *“clauses relating to the Building Height Plane be adopted by Council as an interim policy covering all residential development until such time that the amended draft DCP has been formally adopted by Council”*.

No submissions relating specifically to the Building Height Plane or the remainder of the Residential Chapter were received as a result of the three month exhibition period for the draft DCP. One submission questioned the parking rates for the large dwellings and this issue has been addressed in the Previous Item above.

Furthermore, the submissions referred to in the above report did not result in a major re-write of the draft DCP. Where appropriate, new objectives were introduced to cover matters such as heritage, access and mobility.

The opportunity exists for the design of all forms of development to be much more responsive to the individual characteristics of the site than the current Development Control Plans provide for. Applicants are currently being encouraged to design in accordance with the draft DCP, and in particular the Residential Chapter. Many applicants have already volunteered to use the new requirements.

It is therefore recommended that the provisions of the draft Hawkesbury DCP be enforced as soon as possible. An appropriate date to commence the implementation of the draft DCP would be the first day of the public exhibition period of the draft DCP. All development applications received on or after this date would be required to comply with the provisions of the draft Hawkesbury DCP.

RECOMMENDATION:

That the provisions of the Hawkesbury Development Control Plan be implemented from the commencement of the public exhibition period.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 139 Oooo



ordinary

5
section

reports
for information

ITEM: 140 **Tender for Contract for Caretaking & Operation - Lower Portland Ferry**

FILE NUMBER: GT020/412 PT1/ENG/ORK13LCX.E16

PREVIOUS ITEM: 54, GPC Section 2 - Infrastructure (23.10.2001)

REPORT:

In accordance with Council's recommendation from the General Purpose Committee meeting of 23 October 2001 Baulkham Hills Shire Council has been consulted and the following correspondence received:

"Reference is made to your letter dated 30 October, 2001 concerning the above matter.

As indicated in this Council's letter dated 20 August, 2001, at its meeting on 14 August, 2001, Council resolved:

- 1 *Hawkesbury City Council be advised that the operating hours of Lower Portland Ferry Services should be reduced to:*

6.00am-8.00pm Monday to Friday (14 hours)

8.00am-7.00pm Saturday to Sunday (11 hours)

- 2 *Hawkesbury City Council be requested to seek a variation to the tender price from Macca's Ferry Services on the basis of the reduced operating hours.*
- 3 *The allocation of additional recurrent funds for the operation of the ferry service be considered at a future budget review following receipt of further advice from Hawkesbury City Council."*

As you would appreciate, the purpose of this Council's resolution was to maintain expenditure within the current budget allocation through a reduction in the operating hours of the ferry. Given the fact that very few vehicles use the ferry outside of the above hours, Council was of the view that the proposal outlined in the resolution was a reasonable compromise between retaining the ferry service and controlling operating costs.

It is disappointing to read that the recommendation of your Council's General Purpose Committee is not only contrary to this Council's resolution, but will result in further delays and significantly increased costs before the matter can be finalised.

It is requested that your Council is made fully aware of this Council's previous resolution prior to the matter being considered at the Ordinary Meeting on 13 November 2001."

The current service provider is continuing the operation of the ferry albeit at the newly tendered rate.

Two submission offering to undertake the contract operation of the Lower Portland Ferry have been received as follows:

Paradise Afloat Houseboats - Darren Osmotherly

Option 1: Offering a 24 hour service consisting of a full time/standby operation between 5am-9pm and a radio call system operating from ferry cottage or an adjacent residence with a maximum 5-10 minute wait between the hours of 9pm-5am.

Cost for three (3) year term is (ex GST) \$496,909.09

Option 2: Nineteen hour (19) service as currently exists between the hours of 5am-midnight.

Cost for three (3) year term is (ex GST) \$469,636.36

Mr Brian Mitchell - made on behalf of a group of local residents/businessmen who propose that the joint parties operate as a limited liability company registered for the GST. He has offered a service between the hours of 5am-9.30pm Monday-Friday and 7am-8.30pm Saturdays, Sundays and Public Holidays, also providing an after-hour access for emergency services or via reasonable "prior arrangement" or "night bell" access at the ferry master's cottage which will be manned 24 hours a day.

Cost for three (3) year term is (ex GST) \$536,363.64

Should Council not wish to accept the tender of Macca's Ferry Services and not invite fresh tenders, it is necessary to state the reason for such action. It is suggested the reason would be based on the cost of providing the service. The Council has three options:

1. Recall tenders for the contract operation of the Lower Portland Ferry on the basis of the number of hours required by Council for the operation.
2. Accept the tender of Macca's Ferry Services Pty Ltd (as modified) in accordance with Baulkham Hills Shire Council's resolution, for a 14 hour operation (6am-8pm, Monday to Friday) and an 11 hour operation (8am-7pm, Saturday & Sunday)

the cost for a three year term (ex GST) \$536,741.82

ORDINARY

Meeting Date: 13 November, 2001

Item: **140**

3. In accordance with the Local Government (Tendering) Regulation 1999 resolve that the tender for the operation of the Lower Portland Ferry submitted by Macca's Ferry Service Pty Ltd be not accepted and enter into negotiations with one of the two groups who have submitted expressions of interest, and subject to those negotiations being successful, enter into a contract with those people to undertake the service requested. In the meantime, seek Macca's Ferry Services continuation of operations.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 140 Oooo



ordinary
meeting

end of paper