



Hawkesbury City Council

supplementary ordinary meeting business paper

date of meeting: 09 November 2004

location: council chambers

time: 7.00 p.m.

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SECTION 4 - Reports for Determination

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Item: 163 **ENV A - ADDITIONAL INFORMATION - 8 Unit Residential Development, Lot 1 DP1010228 and Lot 2 DP1010228, 31 and 31A Flinders Place, North Richmond NSW 2754 - (DA0403/04, 79347)**

Previous Item: 51, GPC - Environment (2 November 2004)

REPORT:

This report provides further information relating to the characterisation of the proposed development and an assessment of the amended plans and information against the relevant planning provisions.

The previous report to the General Purpose Committee (GPC) meeting of 2 November 2004 is to be referred to for background information and to assist in the planning assessment of the application.

Characterisation of the Development

The applicant has submitted legal advice which suggests that the proposed development is more properly characterised as "residential flat building class B" because the common access would not preclude the development from being a villa house or townhouse and the design/configuration of the development is distinguishable from the common form of walk-up flats.

In response further advice was sought from Council's solicitors Abbott Tout. In summary they have advised that the common access is a feature usually common to residential flat buildings [class C] rather than villas or townhouses and that the style and design of the proposed development is such that it should preferably be characterised as residential flat building class C

Furthermore, Abbott Tout advise that there is difficulty with classifying the proposal as residential flat building class B because the development does not present as a typical villa home or townhouse development, and terrace houses are conventionally understood to be a horizontal attached row of dwellings.

Planning Assessment

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

As stated in the previous reports SEPP 65 establishes 10 (ten) design quality principles and requires Council to consider the provisions of the accompanying *Residential Flat Design Code*.

The design quality principles established under SEPP 65 relate to:

1. Context
2. Scale
3. Built Form
4. Density
5. Resources, energy and water efficiency
6. Landscape
7. Amenity
8. Safety and Security
9. Social Dimensions
10. Aesthetics

The existing character of the area and general design elements of the proposed development has been identified in the previous reports to the GPC.

The photomontages submitted by the applicant attempt to show the development in the context of the existing building form. The photomontages and amended plans show that the proposed development has some elements of good design relative to the surrounding development such as stepping the development in accordance with the slope of the land thus reducing the perceived height of the development, and building articulation.

However, the development still extends beyond the dominant building setback (as measured from the reserve) both in terms of the habitable portions of the building and even more significantly in terms of the decks and stairway extending beyond the building and leading to the lower communal open space area.

Furthermore, the density of dwellings proposed in the development is inconsistent with the established density of the area and that which could be appropriately accommodated on the site due to its irregular shape and steep topography. The applicant claims that the density of the development is appropriate given the zoning of the land, access to employment, services and infrastructure, and the need to provide for a mix of affordable housing types. However, density is also very much contingent on the constraints of the site, the existing and likely character of the area, the amenity afforded to future residents and surrounding residents, and consideration of the cumulative impact of the development.

It is considered that the density of the development and its encroachment into the established dominant setback are major impediments to the proposed development achieving satisfactory compliance with the design quality principles of SEPP 65 particularly those relating to context, scale, built form, density, amenity and aesthetics. It is therefore concluded that the proposed development does not respond well to the site, locality or existing built form. Furthermore, in terms of density and building footprint, it is considered this development should not be used to establish a desired future character and that approval would set an undesirable precedent for the area.

Residential Flat Design Code contains a variety of objectives, design practices and rules of thumb. It is considered that the amended plans do not adequately satisfy the provisions of the Code in terms of affording appropriate internal and external visual and acoustic privacy, the usability of the resident parking area with respect to the stacked parking arrangement; pedestrian

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access within the development in particular the linkages between the apartments, car parking area, and common use areas; apartment layout with respect to the proximity of the kitchens in Units 4, 6 and 8 to a window; and lack of storage areas for Units 4, 5, 6 and 8 and garden maintenance.

The daylight access rule of thumbs contained in the Code states living rooms and private open space for at least 70% (seventy percent) of apartments in a development should receive a minimum of 3 (three) hours direct sunlight between 9:00am and 3:00pm in mid winter. Direct sunlight is defined as a direct beam of radiation from the sun and not diffuse light via a skylight. At best only the living rooms of Unit 1 comes close to achieving this standard, all other units do not achieve this standard with respect to living rooms. Determining sunlight access to the private open spaces has not been undertaken due to the ambiguity of the standard.

The applicant argues that this standard must be balanced against the provision of indirect solar access via skylights, the orientation of the property and enjoyment of views. Notwithstanding this it is still considered that direct and indirect solar access to the Units is poor. It should be noted that there is some ambiguity between the plans/elevations and the photomontages regarding the type of construction of the skylights both in terms of the glazed area and whether or not the glazing is clear or diffused.

The planting detail and amended landscaping plan is of insufficient detail to determine compliance of otherwise with the Code's objectives, better design principles or rules of thumbs relating to planting on structures, visual privacy, maintenance, and landscape design.

A detailed construction waste management plan, which would incorporate an erosion and sedimentation control plan has not been provided, although the applicant has stated that an erosion and sedimentation control plan can be provided. In accordance with the provisions of the Code, SEPP No 19 - Bushland in Urban Areas, and the Hawkesbury DCP, and given the irregular shape of the site, its steep slope, history of cut and fill, and its flood liability it is considered appropriate that a detailed waste management plan be provided such that an assessment can be made as to the likely impacts of the development regarding adjoining residents the erosion of soils, potential for the siltation entering the Hawkesbury River, and the potential for the spread of weeds from the site into the adjacent public reserve.

It is noted that non-compliance with the Rule of Thumbs contained in the Code is not in itself reasons to refuse the application however it is considered that in total the proposed development does not achieve satisfactory compliance with the underlying objectives of the Code

Hawkesbury Local Environmental Plan 1989 and Sydney Regional Environmental Plan No. 20 (No.2 -1997)

Previous raises matters of concern relate to aesthetic appearance of the development, and compliance with zone objectives. The opinions expressed in the previous reports with respect to these provisions and the objectives of the proposed multi unit housing zone under draft Amendment 130 are not altered by the amended plans.

With respect to Clause 25, the applicant has deleted some proposed structures/improvements in the low lying flood affected common open space area thus reducing the potential for damage and washout and additional cost to the future owners for repair and replacement.

The applicant has advised that a feasibility study for evacuation as per the Floodplain Management Manual: the management of flood liable land, New South Wales Government January 2001 can be provided.

It is considered that the proposal is still inconsistent with the aims of the plan as well as the general and specific planning policies, recommended strategies and development controls outlined in Parts 1, 2 and 3 of SREP No. 20 (No. 2) due the development's scale, bulk, density, location and the amount of glazing facing the adjacent reserve and river.

Hawkesbury Development Control Plan

The relevant chapters of Hawkesbury DCP are:

Notification Chapter.

The amended plans and information submitted by the applicant have not been renotified due to the relatively minor nature of the changes.

Landscaping Chapter

An indicative planting schedule has been provided by the applicant. The selection of planting is generally that of hardy natives. The planting schedule has not been cross referenced to the amended landscaping plan therefore it is not clear as to where the particular species are proposed. Notwithstanding the additional landscape information, concerns remain regarding the development's bulk, scale and mass as well as potential visual and noise impacts.

Car Parking and Access Chapter

The amended plans provide for a 1m strip of landscaping between the adjacent boundary and driveway, the width of the driveway has been increased to 6m for a distance of 6m inside the property and a designated turning area at the end of the access has been provided.

The applicant claims that stacked spaces are permitted by the DCP and has provided an assessment of traffic and parking implications which argues that stacked parking is acceptable because:

- Each pair of stacked spaces will be allocated to a particular dwelling, such that the use of the spaces can be readily and conveniently managed.
- The use of stacked parking represents a more efficient use of excavated space.
- Stacked car parking spaces are commonly used in similar developments in Sydney in circumstances where they can be conveniently allocated to individual dwellings, and where the scheme produces an overall reduction of otherwise unnecessary excavation.
- Residents with only one car can make available the spare space of their visitors.

The Car Parking and Access, and Residential chapters of the DCP are silent on the matter of stacked parking spaces, therefore it is appropriate that the proposed parking layout be tested against the objectives of the DCP. Objectives of the Car Parking and Access chapter include ensuring that adequate and convenient off-street parking facilities are provided for all vehicles,

and encouraging the efficient flow of traffic through car parks. Objectives of the Residential chapter include providing adequate off street parking for the normal needs of the occupants and visitors.

The efficient operation of stacked parking spaces requires a high degree of ongoing communication and coordination between the occupants of the individual units and adequate area either on site or off site for short term parking in order to minimise the potential for residents being "parked in".

The provision of 14 (fourteen) stacked resident spaces out of a total of 16 (sixteen) spaces in a location where no on-street parking will be available in front of the site is neither adequate, convenient or efficient.

Soil Erosion & Sediment Control Chapter

The applicant has advised that a soil erosion and sediment control can be provided, however, has not done so. As stated previously a detailed erosion and sediment control plan was not submitted with the application. Given the steep slope of the land, the amount of bulk excavation (up to 3m in depth) and resultant stockpiling and filling, as well as the flood affectation of the land it is considered that a detailed soil erosion and sedimentation plan should be submitted for assessment.

Energy Efficiency Chapter

The applicant has provided details of clothes drying areas have been provided. The location of the clothes drying area appears to comply with Section 6.4 (e).

The applicant has not submitted shadow diagrams of sufficient clarity to determine compliance or otherwise with the provisions relating to shadowing of private open spaces areas.

Residential Chapter

The previous report to the GPC identified various matters whereby the application did not comply with the Residential chapter.

The applicant has submitted amended plans demonstrating compliance with the Building Height Plan.

The applicant makes the claim that the private open space meets the objectives of the DCP because it is on the same level as and directly accessible from the dwelling's main living area and receives good solar access and adequate screening. The private open spaces are directly accessible from the dwelling's main living area and in this respect are considered acceptable. However, concerns regarding solar access and privacy impacts of these elevated terraces and decks has been identified earlier in this report.

A 1 (one) metre strip of landscaping has been provided between the part of the driveway and adjacent boundary, however the driveway within the vicinity of the visitor parking area is still within 1 (one) metre of the boundary.

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The width of the driveway has been increased to 6 (six) metres for a distance of 6 (six) metres inside the property and a designated turning area at the end of the access has been provided in lieu of a visitor parking space.

No change has been made to the height of the basement carparking area. The applicant claims this is non-compliance has a minor impact and does not make the height excessive.

Additional landscaping and shutters have been provided on the building to reduce privacy impacts on adjoining neighbours. However, concern is still raised regarding the visual and acoustic privacy impact for residents within the development and for residents external to the development. These concerns are primarily a function of the density of the development, the encroachment of the development into the dominant setback from the reserve, the elevated nature of the terraces/decks and their close proximity, and the location of the carparking area between Units 1 and 2.

Casual surveillance of Flinders Place has been improved by the reorientation of Unit 1 and the applicant proposed a security gate to the common stair at the rear of the property.

No significant changes have been made to pedestrian access from within the site to Flinders Place.

The applicant advises that the retaining wall along the driveway exceeds 400 (four hundred) millimetres in some areas with a 600 (six hundred) millimetres planter on top. The applicant claims that the planter will aid in softening the edge of the development.

The applicant has advised the developer could consider the use of a private contractor to pick up garbage from the site. However, no details have been provided as to how this is to occur, the frequency of service, whether or not recycled materials are to be collected, or identification of possible contractors.

Other matters raised at the General Purpose Committee meeting

Location of Onsite Detention Tank

The proposed 18m³ onsite detention tank is located below the 1 in 100 year flood event level on land current lying approximately 14.5m to 16m AHD, an associated headwall or spreader is proposed at 14m AHD.

Waste Management Charges

Under the provisions of the Local Government Act 1993 all 8 (eight) properties (assuming the Units within the development are separately titled) will be required to pay an annual domestic waste management charge notwithstanding actual collection being undertaken by private contractor. The minimum charges is currently \$99.67 (ninety nine dollars and sixty seven cents), this being for a 120 (one hundred and twenty) litre waste bin with a fortnightly service.

Conclusion

The amended plans and information submitted by the application whilst appropriately and adequately addressing some of the previous concerns identified do not, in an overall sense, give

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rise to change the previous opinions regarding the merits of the application, the suitability of the site, or its public benefit.

As concluded in the previous report the general theme of the aims, objectives and development standards of relevant planning control is to ensure that new development is compatible with the existing built environment, is of high amenity and meets community expectations.

The site is located within a well defined residential area characterised by generally low density simply designed residential development set on relatively large lots with a generous rear building setback to the public reserve. By contrast the application proposes a relatively high-density multi unit housing development of complex design with significantly reduced setback to the public reserve on steeply sloping land.

The proposed development has the very real potential to reduce the existing amenity of the area, is not a development which will provide a consistent high amenity for the likely occupants, and as evidenced by the respondent's submissions, it is not a development which meets community expectations.

RECOMMENDATION:

That the development application be refused for the following reasons:

1. The proposed development is prohibited under the provisions of Hawkesbury Local Environmental Plan 1989.
2. The proposed development is inconsistent with the objectives of Hawkesbury Local Environmental Plan 1989.
3. The proposed development is likely to have an adverse impact on the amenity of residents in the immediate locality.
4. The design of the proposed development will not provide an acceptable level of amenity for future residents.
5. The proposed development is inconsistent with the established character of the locality.
6. The proposed development does not comply with the requirements of the Hawkesbury Development Control Plan, in particular the "Residential Chapter".

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 164 **ENV A - ADDITIONAL INFORMATION - Application to Modify Development Consent on DA236/93 - 130 King Road, Wilberforce - Development Application No. DA0236/93A - (79347, 33185)**

Previous Item: 52, GPC - Environment (2 November 2004)

REPORT:

1. How much fill has gone onto the land, approved or otherwise

Council has issued a Construction Certificate for bulk earthworks associated with the Aged Housing Development.

The bulk earthworks also proposed filling of a portion of the site for the building platforms as well as the filling of the access road and platform for the onsite sewerage treatment plant for the development and proposed dam. The road pavement, base and sub base is made of imported crushed sandstone, along with backfilling of trenches.

The applicant has provided a works as executed plan for part of the filling works that shows the finished surface levels.

It is difficult to accurately provide a figure of the amount of filling material used on the site but based on the approved construction plans and the works as executed plans it would be in the order of 10,000 cubic metres (15,000 tonnes) for the building platform and road works and 15,500 cubic metres (23,200 tonnes) for the service road and platform for the sewerage treatment plant.

2. Is the internal access road all above the 1% (one percent) flood level

The internal access roads as approved are to be constructed to a average finished level of between 14.5 metres - 17 metres AHD.

The roads that serve the dwellings have an average finished level of 17 metres AHD.

The roads are well below the 1% flood level of 17.3 metres AHD.

3. Making the dwellings near the neighbouring houses single storey (both north-east and north-west)

The proposed units adjacent to the North East boundary (63, 66, 67 and 68) are located approximately 18 metres from the property boundary. Dwellings 60, 61 and 62 are located a minimum of 28 metres from the property boundary.

Dwellings 51, 52, 59, 72 and 81 are located a minimum of 3 metres from the North West boundary of the site. Dwellings 82 - 86 are located a minimum of 12.5 metres from the site boundary.

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The distance of dwellings 60 -62 being approximately 28 metres from the property boundary will ensure there will be no overlooking or loss of privacy to the adjoining property.

These dwellings are also screened by dwellings 63, 66, 67 and 68.

In this regard, dwellings 60-62 could be two storey.

The following suitable condition could be imposed:

"Dwellings 51, 52, 59, 63, 66, 67, 68, 72, 81, 82, 83, 84, 85 and 86 are to be the typical single storey and single storey with loft design as approved".

4. North-east dwellings should be orientated away from the neighbours land

The dwellings 63, 66, 67 and 68 are setback a minimum of 18m from the property boundary and with the registration of the boundary adjustments, which also required screen planting the dwellings will also be separated by the proposed residential allotment.

The dwellings are orientated towards the access driveway and the rear of the dwelling face the service road, which provides access for some for the dwellings.

The following suitable condition can be imposed:

"The orientation for dwellings 63, 66, 67 and 68 is to be away from the North East boundary".

5. Has there been works outside stage 1 of the Construction Certificate

There has been some minor works in the North East corner of the site, which is outside the area shown on the Construction Certificate.

The works involved the placing of the filling material in this area.

Council officers have spoken to the contractor about this matter and the placing of fill material in this area has now ceased and the material removed. All work are now occurring in the area approved as stage 1.

6. No lofts are to be included in the revised layouts of the dwellings

A suitable condition can be imposed:

"The two storey dwellings are not to have any loft area within the roof space and the plans are to be amended as shown in red on the approved stamped plans".

7. Increase the setback on old eastern boundary to 20 (twenty) metres

Currently the minimum setback of the dwellings adjacent to the North East boundary is 18 metres.

A suitable condition can be imposed:

"The minimum setback for dwellings 63, 66, 67 and 68 is to be 20 metres from the North West property boundary of Lot 1 DP516593, No. 138 King Road, Wilberforce".

8. Maximise the setback from the western boundary - has any fill gone over the boundary

The approved layout provided a setback minimum of 3 metres to the western boundary. It is possible to increase the setback for dwelling 51, 52, 59, 72 and 81 slightly by approximately additional 2 metres. However, if the dwellings are single storey they are required by the proposed condition above there is no need to increase the setback distance as a single storey dwelling and are unlikely to have any impact on the privacy/overlooking of the adjoining property. No fill has western boundary area 16.

9. Did Council receive compaction reports

The applicant has not yet provided Council with the compaction report for the mound. Council officers have contacted the consultant who has advised that inspections and measurements have been taken and the compaction report will be provided to Council once completed. The liability for these reports lies with the consultant engineer.

10. Can we order completion

Section 121(B) of EPA Act allows Council to issue an order to complete the development within a set period not being less than 12 months from the date of service of the order.

It would be normal practice to serve such an order if the development as being constructed was causing significant impact/danger to warrant completion of the development

In this case, it would be difficult to justify serving of such an order.

11. Need to finalise boundary adjustment.

The Council has approved a boundary adjustment (MA1259/99) which created a residential allotment not associated with the aged housing development.

Approval has been given to construct a dwelling house on the proposed allotment and this dwelling has now been built. As the site contained no other dwelling Council was in a position to approved and allow construction of the dwelling.

However, prior to the issue of any Construction Certificate for the Aged Housing dwelling the proposed lots approved under MA1259/99 needs to be registered a suitable condition to be imposed.

"Prior to the issue of a Construction Certificate for the aged housing dwellings evidence is to be provided demonstrating that the boundary adjustment (MA1259/99) has been registered with the Department of Lands".

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RECOMMENDATION:

That the application to modify Development Consent No.DA0326/93 be approved subject to the following:

1. Condition 1 now to read "The development shall be carried out in accordance with Plan No. 52191/3 Issue G submitted with MA1259/99 and Condition 13 of MA1259/99 and Plan No. 52191 Issue D, sheet 2 and amended plans lodged with the Section 96 application DA0236/93A".
2. Condition 13 now to read "The floor level of any habitable room is to be a minimum of 17.3 metres AHD".
3. Additional Condition
26. Dwellings 51, 52, 59, 63, 67, 68, 72, 81, 82, 83, 84, 85 and 86 are to be the typical single storey and single storey with loft design as approved.
27. The orientation for dwellings 63, 66, 67 and 68 is to be away from the North East Boundary.
28. The 2 (two) storey dwellings are not to have any loft area within the roof space and the plans are to be amended as shown in red on the approved stamped plans.
29. The minimum setback for dwellings 63, 66, 67 and 68 is to be 20 (twenty) metres from the North West property boundary of Lot 1 DP516593 No 138 King Road, Wilberforce.
30. Prior to issue of Construction Certificate for the aged housing dwellings evidence is to be provided demonstrating that the boundary adjustment (MA1259/99) has been registered with the Department of Lands.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

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Item: 165 ORG A - Payment to Hawkesbury Sports Council Inc. - (73611, 107, 79350)

REPORT:

Set out below are the summarised financials as at 30th Sep 2004, of Hawkesbury Sports Council Inc (HSCI) that Council resolved to allocate funds for 2004/2005.

Organisations (Unaudited Result)	Income	Expenses	Surplus (Deficit)
Hawkesbury Sports Council Inc.	\$416,065.48	\$164,298.27	\$251,767.21

HSCI has reported an operating surplus for the period ending 30 September 2004 of \$251,767.21 (two hundred and fifty one thousand, seven hundred and sixty seven dollars and twenty one cents). HSCI continues to maintain, manage and improve Council's sporting facilities including mowing, cleaning, repairs and security as well as collecting fees from users of the facilities.

Council's funding allocation for 2004/2005 to HSCI was \$781,109.00(seven hundred and eighty one thousand, one hundred and nine dollars) which included \$215,000.00 (two hundred and fifteen thousand dollars) for Capital expenses.

HSCI's report to HCC is as follows (information supplied by Diane Taite from HSCI):

*"Provide efficient allocation of financial and physical assets.
Funds managed within budget and assets maintained and improved as per scheduled program.
Audited accounts presented to HCC for inclusion in their audit.
Detailed monthly reports provided to committee & HCC
Provide quality grounds to meet current and future demands.
Grounds available to meet scheduled games and events.
Grounds maintained to best possible standard depending on available funding.
Provide forward planning directions to meet growing demand for sporting facilities.
Forward plans and programs reviewed quarterly.
Ongoing discussions with HCC regarding need for additional grounds.*

The 2003/4 Audited Accounts were accepted at the AGM on Friday 15th October and a copy has been provided to HCC.

The last quarter has been a very trying one for the Sports Council due to the drought. At present we are weed spraying, scarifying and fertilising grounds using water tankers because of the water restrictions.

Future capital works projects will be dependant on clarification of available Section 94 funding."

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RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: 166 **ORG B - ADDITIONAL INFORMATION - Women's Cottage, 22 Bosworth Street, Richmond - Rental - (79337, 80358)**

Previous Item: 63, GPC - Organisation and Resources (2 November 2004)
53, GPC - Organisation and Resources (28 September 2004)
121, Ordinary (14 September 2004)

REPORT:

When this matter was again considered at the General Purpose Committee on 2 December 2004 further information was requested concerning the basis of occupation of Council property by other community groups. Reference was also made to the appropriate source of funding in the event that Council agreed to waive the rental for the property.

Council has delegated 'care, control and management' of facilities to a number of community organizations in the Hawkesbury that provide funded services to the community. In relation to the Community Service Grants Program - funding from Department of Community Service, there are a number of community - based organisations that operate from Community facilities i.e. neighbourhood centres, which receive these grants to provide a range of services.

The main difference between the funded services that the Women's Cottage has referred to in its submission i.e. Richmond Community Services, North Richmond Community Services, Bligh Park and Glossodia Community Services, is that these groups are Section 377 Committees of Council and have community space, halls and meeting areas that are made available to the general public to use for a fee and for the funded programs to be delivered from. These neighbourhood centres are multi functionally centres that are deemed to be Community Facilities as opposed to the Women's Cottage that is located in a commercial property.

Interesting enough is that other groups not mentioned, such as Colo Wilderness Mobile Resource Unit Inc & Hawkesbury Nepean Legal Centre are housed in commercial properties and pay rent and the Forgotten Valley Mobile Resource Unit (operated by HCC pays rent to Hornsby Council). All these groups receive some Community Service Grant Program funding.

The Children's Services that have been given a 377 Committee status are funded under a different DoCs funding program - Children's Services Program. These facilities have been classified community property and licensed by DoCS as Centre-Based Child Care Centres.

With regard to the source of funding for a reduction in the rental, if granted, it is suggested that in the current financial year this could be met from the additional rate income raised from supplementary levies this year.

As suggested previously, should the Council agree to waive or reduce the rental currently paid by The Women's Cottage Council may be faced with a number of requests for similar support from other worthwhile community organizations. If a precedent were set in this case it would be difficult to argue that similar support should not be provided to these organisations.

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Accordingly, in view of the above comments the previous recommendation made in relation to this matter is once again submitted for Council's consideration.

RECOMMENDATION:

That:

1. The information be received and noted.
2. Representations also be made to the local state Members of Parliament regarding the level of funding provided to the Centre and the effective "cost shifting" exercise that occurs when a service is under funded and the Council is approached to provide additional support.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: 167 **RES B - Tourism Cooperative with Lithgow Council (E-Commerce / Markets Advisory Committee) - (91367)**

Previous Item: 146, Ordinary (12 October 2004)

REPORT:

Council, at its Ordinary Meeting of 14 September 2004 considered a report on the E-Commerce / Markets Committee meeting of 25 August 2004, which included an item on establishing a Tourism Cooperative with Lithgow Council to initially focus on the development of a tourism product based on the Bells Line of Road. In regard to this matter, Council resolved that:

"The General Manager and / or nominated staff meet with Lithgow City Council to progress discussions as appropriate."

Council, at its Ordinary meeting on 12 October 2004, was advised that Council management met with management of Lithgow Council on Thursday, 30 October 2004 and that:

- Lithgow Council management were supportive of a tourism cooperative and holding further discussions via Hawkesbury-Lithgow Tourism Cooperative Working Party (Working Party); and
- Management of Lithgow Council would obtain Lithgow Council's formal support for the tourism cooperative so that the Working Party could hold its first meeting (tentatively for October 2004).

Since the last Ordinary meeting, the concept of a tourism cooperative has been reported to Lithgow Council for endorsement and management of that council have verbally advised Council staff on 4 November 2004 that Lithgow Council has resolved to investigate establishing a tourism cooperative with Council and that 2 (two) councillors have been nominated to join the Working Party (which will also consist of the General Managers and relevant staff of both Councils, the Hawkesbury Valley Tourism Manager and the Lithgow Tourism Manager).

It would be appropriate for Council to nominate 2 (two) Councillor representatives to the Working Party perhaps from among the Councillors who are also representatives of the E-Commerce / Markets Advisory Committee, given that this initiative originated from that committee. With this in mind, it is recommended that Council delegate authority to the E-Commerce / Markets Advisory Committee to appoint its Councillor representatives to the Working Party at its next meeting to be held on 17 November 2004 so that the Working Party can meet as soon as possible.

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That Council delegates authority to the E-Commerce / Markets Advisory Committee to appoint 2 (two) Councillor representatives from the E-Commerce / Markets Advisory Committee to the Hawkesbury-Lithgow Tourism Cooperative Working Party.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: 168 **ORG C - Acquisition of Lands, Mr Scanlon and Mrs Ray - (1255, 8719, 79338)**

Previous Item: 156, Ordinary (9 November 2004)

REPORT:

Item 156 in Section 4 of the business paper for this Ordinary meeting has an incorrect location map attached to it. The correct location map has been included in this report.

RECOMMENDATION:

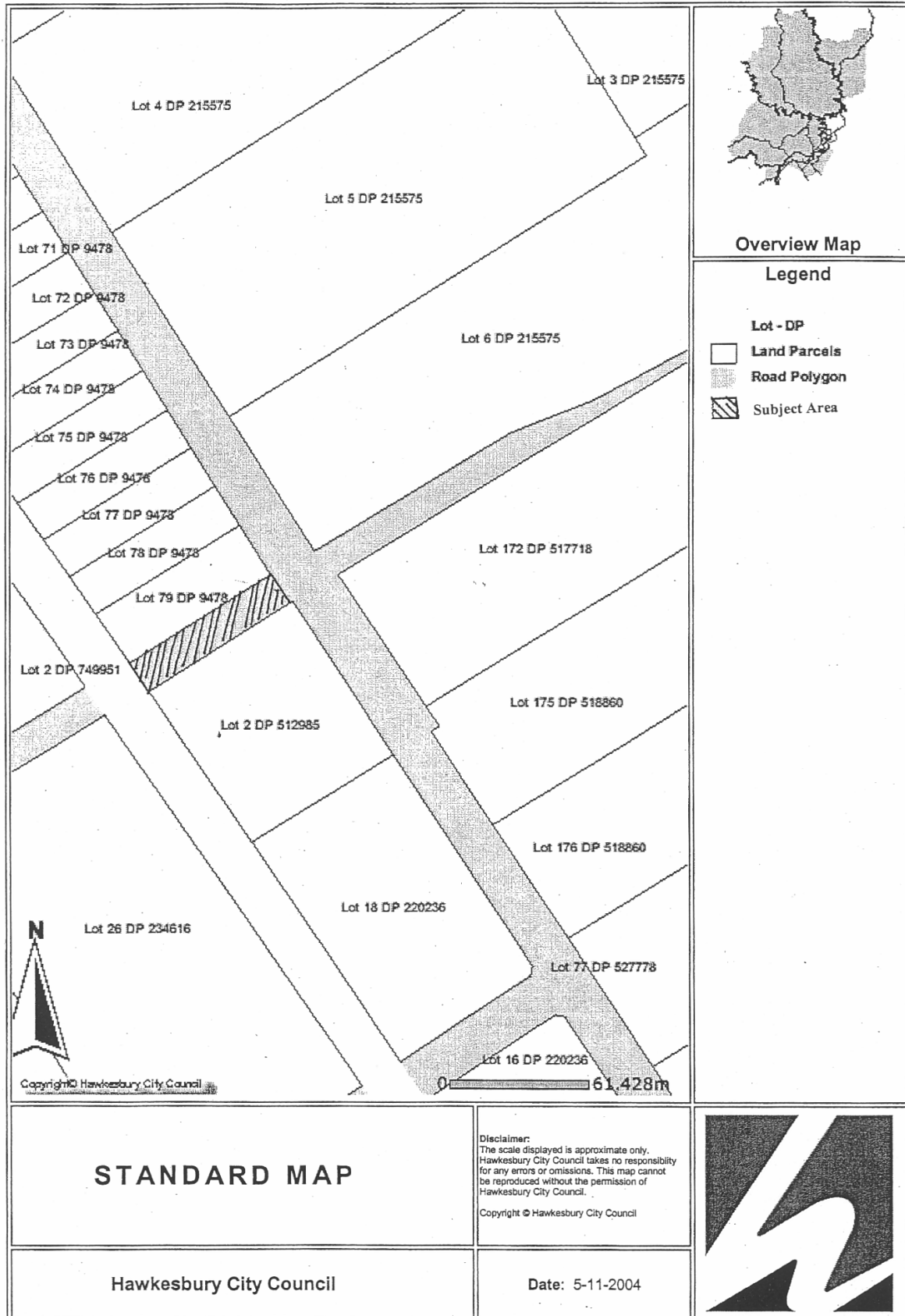
That the information be received.

ATTACHMENTS:

AT - 1 Location Map

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