



Hawkesbury City Council

ordinary meeting business paper

date of meeting: 30 August 2005

location: council chambers

time: 5:00 p.m.

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ordinary

section 4

reports
for determination

ORDINARY MEETING

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SECTION 4 - Reports for Determination

EXTERNAL SERVICES

Item: 256 **ES - Produce Store, Lot 1 DP 1003098, 140 Creek Ridge Road, Glossodia - (DA1177/04, 39002, 39003, 96329)**

Previous Item: 211, Ordinary (12 July 2005)

Development Information

Applicant: Mr S and Mrs M Sultana
Owner: Mr S and Mrs M Sultana
Stat. Provisions: HLEP 1989
 SREP No. 20 (No. 2 - 1997)
Area: 4 HA
Zone: Rural 1(c1)
Advertising: 10/12/2004 to 24/12/2004
Date Received: 12/11/2004

Key Issues: ♦ Character of the Area
 ♦ Traffic
 ♦ Noise

Recommendation: Approval

ATTACHMENTS:

AT - 1 Amended Plans DA1177/04

AT - 2 Council report from 12 July 2005

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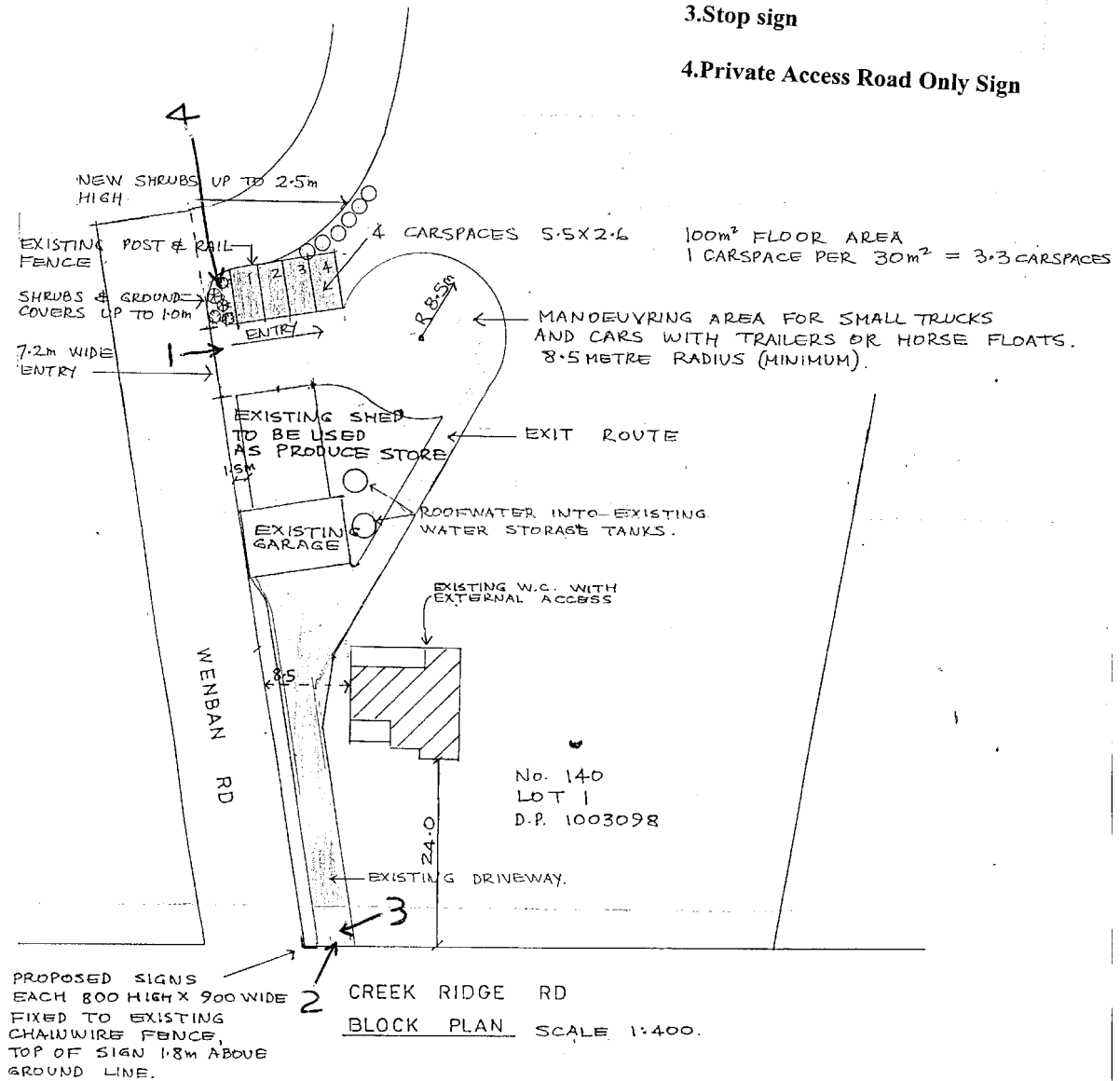
AT - 1 Amended Plans DA1177/04

1. Entry sign

2. Exit only and No entry Sign

3. Stop sign

4. Private Access Road Only Sign



PROPOSED STOCKFEED PRODUCE STORE
AT 140 CREEK RIDGE ROAD, GLOSSODIA
FOR Mr S. and Mrs M.P. SULTANA
Scales as shown
Date 18.07.05
Drawn by A Bonnici 9626-8425

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AT - 2 Council report from 12 July 2005

ATTACHMENTS:

- AT - 1** Locality Plan
- AT - 2** Site Plan
- AT - 3** Elevations
- AT - 4** Signage

Meeting Date: 30 August 2005

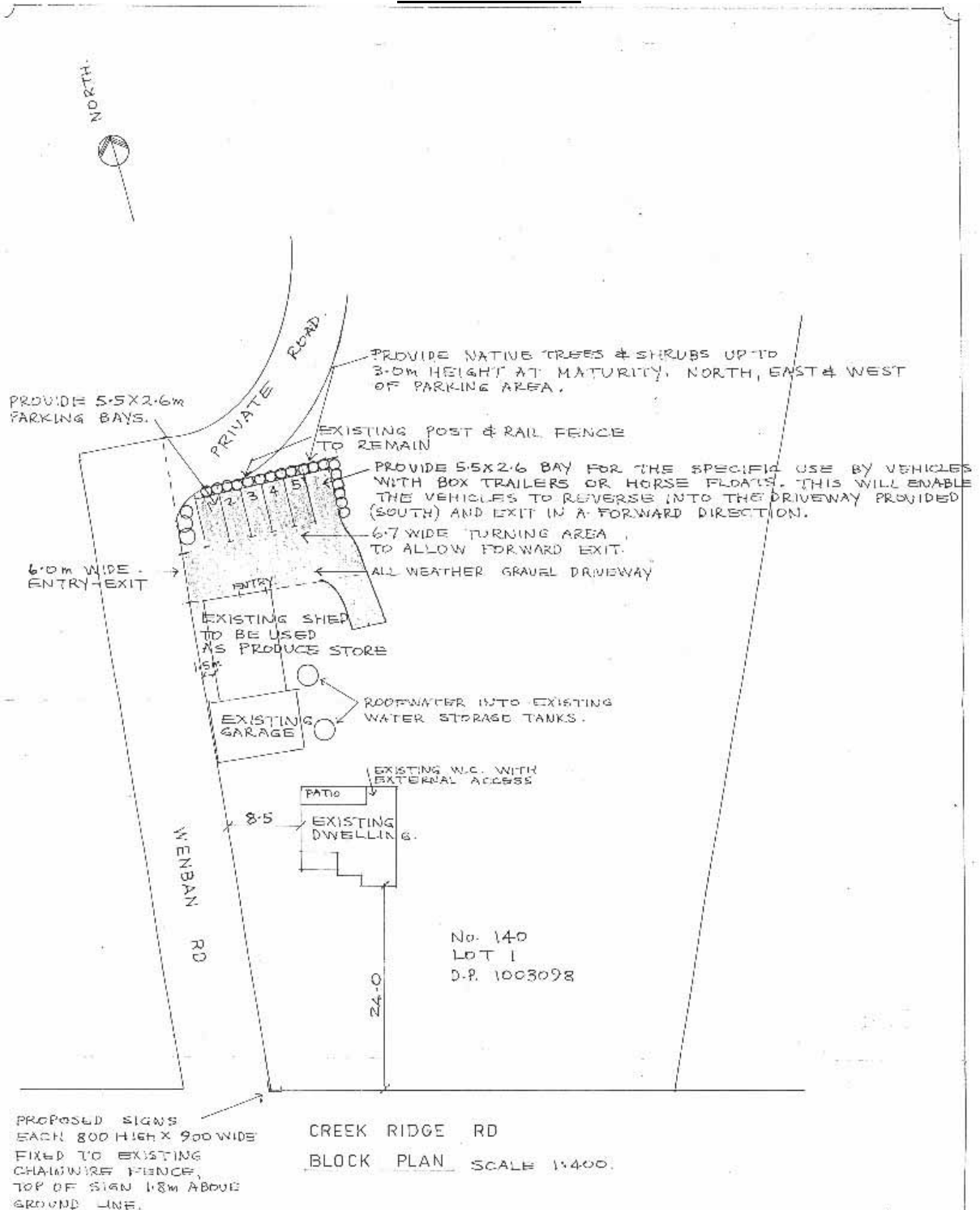
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AT - 2 Site Plan



AMENDED PLAN 03.02.05

- Parking bays 5.5m x 2.6m
- Native trees up to 3.0m high (Endemic Species) on 3 sides of parking area
- Provision for vehicles with trailers to reverse and exit in a forward direction with safety
- 6.0m wide entry / exit

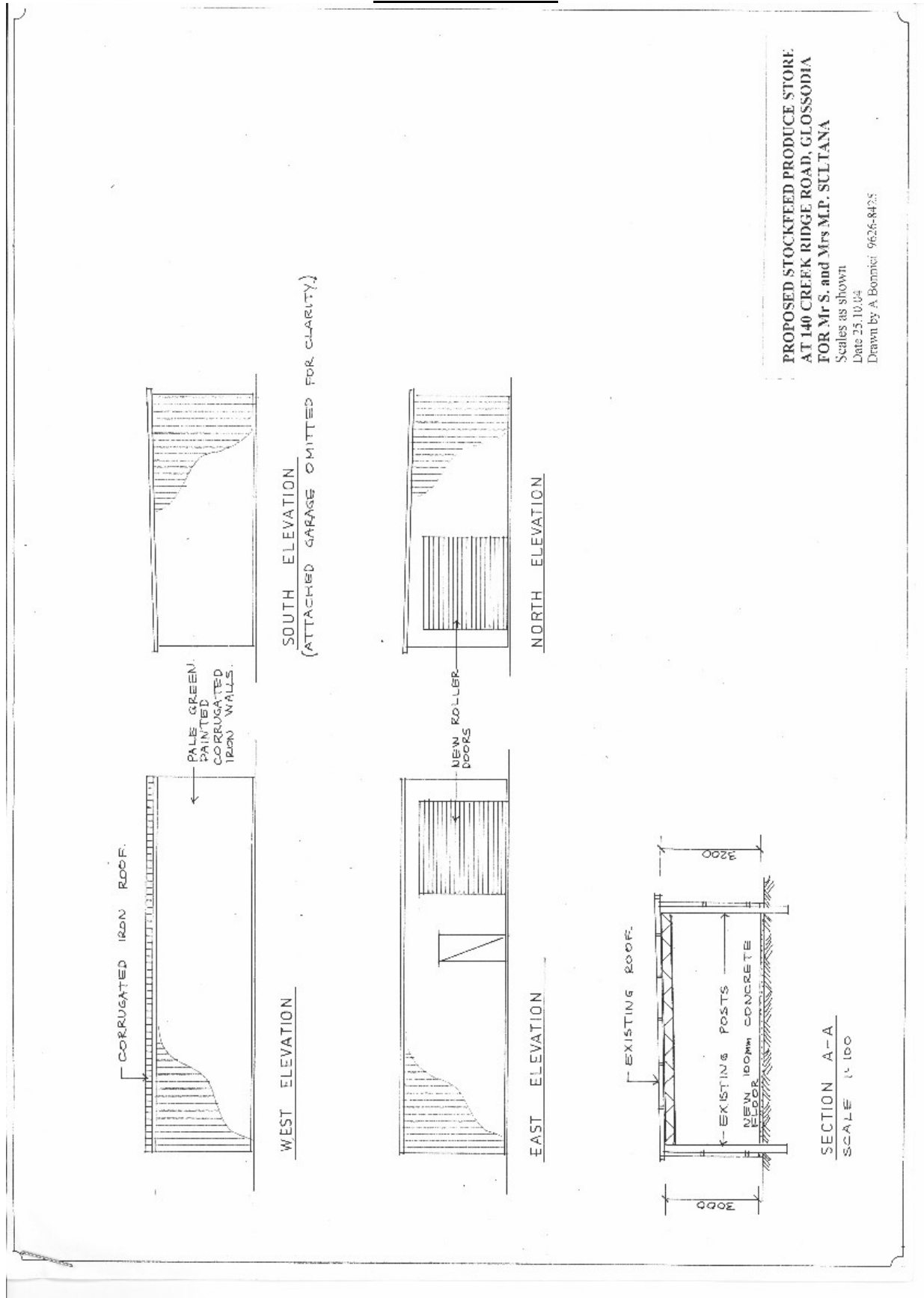
PROPOSED STOCKFEED PRODUCE STORE AT 140 CREEK RIDGE ROAD, GLOSSODIA FOR Mr S. and Mrs M.P. SULTANA

Scales as shown
Date 25.10.04
Drawn by A Bonnici 9626-8425

ORDINARY MEETING

Meeting Date: 30 August 2005

AT - 3 Elevations



ORDINARY MEETING

Meeting Date: 30 August 2005

AT - 4 Signage



We would like the sign to be White background with black writing

300X 900mm ADVERTISING SIGNS (2 OFF)
TO BE FIXED TO CHAINWIRE FENCE AS SHOWN
ON SITE PLAN. TOP OF SIGN TO BE 1800mm ABOVE
GROUND LINE.
SIGN TO BE ON 10mm THICK WEATHERTEX BOARD.

AMENDED PLAN 3-2-05
SIZE REDUCED.

**PROPOSED STOCKFEED PRODUCE STORE
AT 140 CREEK RIDGE ROAD, GLOSSODIA
FOR Mr S. and Mrs M.P. SULTANA**

Scales as shown

Date 25.10.04

Drawn by A Bonnici 9626-8425

0000 END OF REPORT 0000

ORDINARY MEETING

Meeting Date: 30 August 2005

Item: 257 **ES - Proposed Shop-Top Housing, Lot 121 DP 771719, Lots 1 & 2 DP 577444, Lots 100 & 103 DP 776172, Lot 3 DP 748866, 47 Bells Line of Road, North Richmond - (DA0488/04, 95494, 96329)**

Development Information

Applicant: Urban City Consulting Pty Limited
Applicants Rep: Mr Troy Myers
Owner: Botanic Property Developments Pty Limited and DSLP Pty Limited
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Sydney Regional Environmental Plan No 20 (No2) Hawkesbury Nepean River
State Environmental Planning Policy No 11 - Traffic Generating Development.
State Environmental Planning Policy No 65 - Design Quality of Residential Flat
Development.
State Environmental Planning Policy No 55 - Remediation of Land
Area: 2926sqm
Zone: Business General 3(a) under Hawkesbury Local Environmental Plan 1989
Advertising: 15 September 2004 to 1 October 2004
Date Received: 20 May 2004

Key Issues: ♦ Bulk and Scale
 ♦ Car-parking
 ♦ Access
 ♦ Shop-Top Housing Interim Policy

Recommendation: Approval

ATTACHMENTS:

AT - 1 Plan Booklet - (*Distributed Under Separate Cover*)

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 30 August 2005

INFRASTRUCTURE SERVICES

Item: 263 **SS - Proposed Acquisition for Road Purposes - Lot 2 in Deposited Plan 995355, Part 41 George Street, Windsor - (79337, 28599)**

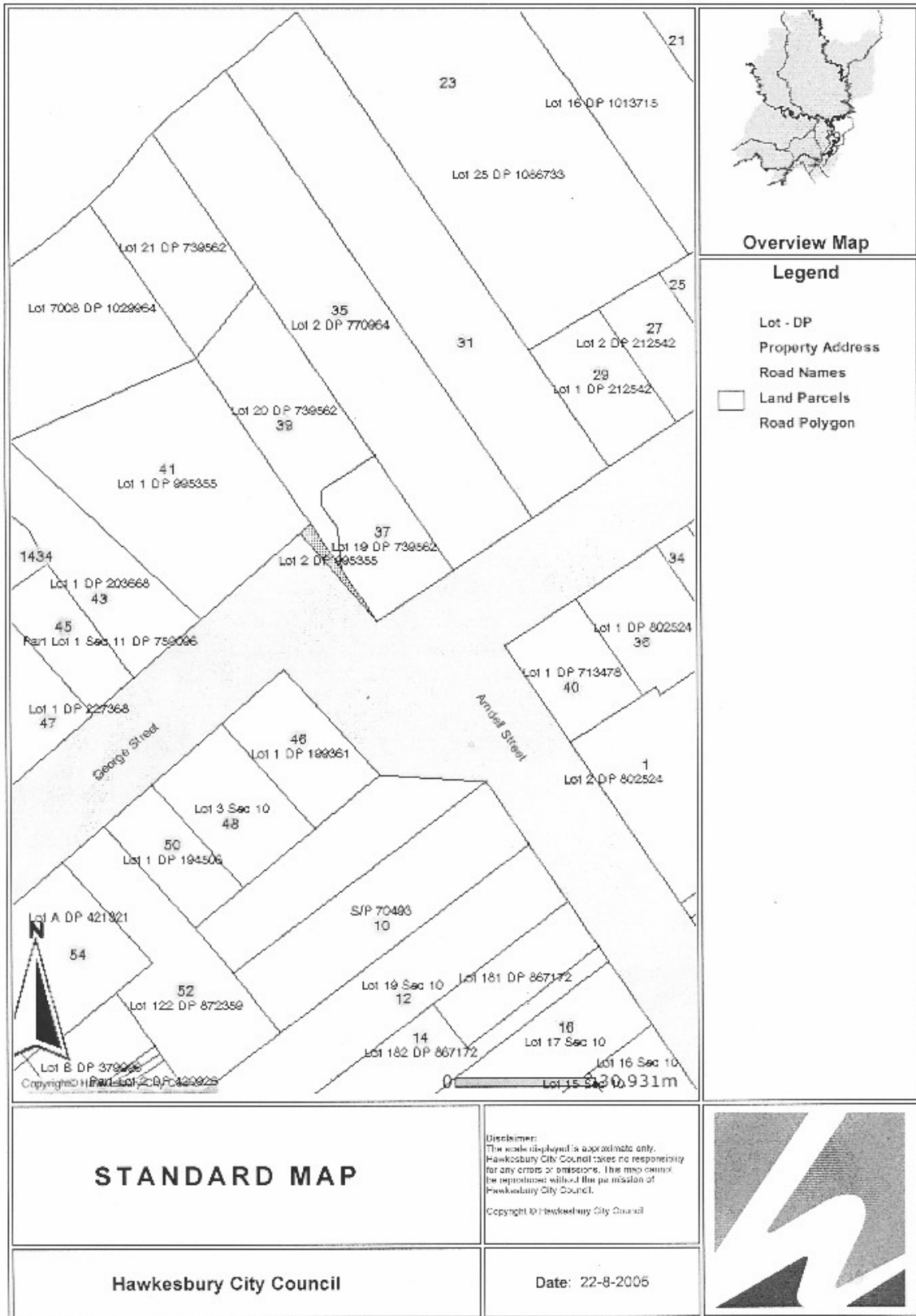
Previous Item: Ordinary (8 September 1987)

ATTACHMENTS:

AT - 1 Location Plan

ORDINARY MEETING
Meeting Date: 30 August 2005

AT - 1 Location Plan



oooO END OF REPORT Oooo

ordinary

section 5

reports
of committees

ORDINARY MEETING
Reports of Committees

SECTION 5 - Reports of Committees

ROC - Cultural Precinct Advisory Committee Meeting - 19 July 2005 - (97382)

The meeting commenced at 5:05pm in the Stan Stevens Studio - Deerubbin Centre

Present:	Councillor Dianne Finch, Hawkesbury City Council (Chairperson) Margarete Formanek, Education representative Carolyn Kelly, Community representative Glenda Ewin, Community representative Sharon Stone, Chamber of Commerce representative Simon French, Community representative Ian Jack, Hawkesbury Historical Society representative Michael Georgeson, Tourism Hawkesbury representative Michael Ginnings, Friends of the Hawkesbury Art Collection and Regional Art Gallery Inc. representative Johneen Hibbert, Community representative
Apologies:	Graham Edds, Friends of the Hawkesbury Art Collection and Regional Art Gallery Inc. representative Alan Aldrich, Hawkesbury Historical Society representative
In Attendance:	Ingrid Hoffman, Hawkesbury City Council Robyn Gosper, Hawkesbury Library Service Joseph Litwin, Hawkesbury City Council Prue Charlton, Hawkesbury City Council - (Minute Taker)

ATTACHMENTS:

- AT - 1** 'Some Initial Observations and Concerns Regarding Our New Regional Gallery' (Discussion Paper tabled by Glenda Ewin).

AT - 1 'Some Initial Observations and Concerns Regarding Our New Regional Gallery'
(Discussion Paper tabled by Glenda Ewin).

SOME INITIAL OBSERVATIONS AND CONCERNS REGARDING OUR NEW REGIONAL GALLERY

I have extensive experience in Contemporary Art.

My knowledge and research into the use and manipulation of space, spatial viewing, and the needs and requirements of practising artists in the Contemporary arena, as regards common formats and installation of contemporary works, makes me concerned that we, the Hawkesbury, have had the Grand Opening of a Regional Gallery that falls below the acceptable standards of a Regional Gallery. There is strong evidence of cost cutting which in turn will ultimately have both a financial and reputational affect on the Gallery's success as a sustainable Exhibition Space.

Concerns regarding the new Hawkesbury Regional Gallery

- Inappropriate walls and hanging system
- Inappropriate floor
- The primary wall in the gallery has the hanging space interrupted with two sets of double doors and one single door – this also has diminished the number of corners in the main gallery down to one.
- Gallery space being a basic rectangle with a flat roof
- The gallery is not on the ground floor
- Not having toilets on the same floor as the gallery
- We do not have a Gallery Director

Inappropriate walls and hanging system:

This is a major problem with the Gallery. We must ask ourselves who we are catering to and for. Whilst the walls and hanging system that is in place may meet the needs of the local art community, they do not meet the needs of the broader art community of other Regional, State, National, or International Contemporary Artists, and as such will severely restrict which artists will be able to exhibit their work in our Regional Gallery.

A Regional Gallery is one step down from the National and State Galleries and needs to be able to accommodate works by other Regional, State, National and International Artists, not simply to house and exhibit pictures from local community artists.

It is essential that the local community artists be able to have works exhibited in areas of the building, however, being a Regional Gallery the main focus of the gallery should be 'Regional' and for the broader art community and contemporary arena, and thus, needs to be able to accommodate those artists. To do this, the artists need to be able to work with the walls and also be able to drill into them to so that work can be attached directly to the walls.

Inappropriate floor:

The floor of a Regional Gallery should not be painted concrete. If the floor cannot be polished concrete, it should be of a material such as polished Australian plantation hardwood. Having a painted concrete floor greatly affects both installation and site specific works, and will continually pose major upkeep problems and ongoing costs in regards to the exhibition of these types of work.

Primary wall being interrupted with doorways:

In regards to spatial viewing, having the primary wall in the main gallery interrupted by 2 double doorways and 1 single doorway, again restricts what work will be able to be hung. The placement of these doors is totally inappropriate, cutting down on uninterrupted viewing space as well as diminishing the number of true corners within the gallery space – many artists use corner spaces for installation works and/or site specific work where the floor and walls may be directly worked upon.

Gallery space being a basic rectangle with a flat roof:

In regards to exhibiting and viewing art, spatial perception, the viewer's reaction and interaction with the work, and a gallery 'working' spatially; having a gallery space that is a basic rectangular box with a flat roof with no variation in ceiling height, is a major design fault. Unfortunately this is an issue that may not be able to be altered. Luckily, in regards to the basic rectangle, with the use and careful placement of partition walls, this design fault was able to be 'disguised' in the opening exhibition. However, as well as the roof being flat, it is also too low for a contemporary gallery space, and without extra height this again places restrictions on many contemporary, 3-dimensional and site specific works.

Gallery not being on the ground floor:

Again, this is a major issue that unfortunately may not be able to be altered; however, I know of NO Regional Gallery on the second floor of a building.

Not having toilets on the same floor as the gallery:

This is an unfortunate oversight and again one which may not be able to be altered.

Not having a Gallery Director

The person who runs a Regional Gallery is a Director; why is this title is not used for the person who runs our Regional Gallery? In the public eye, the fact that we have a Manager and not a Director immediately implies that our Regional Gallery doesn't quite make the mark. We are privileged enough to have a professional of the calibre and experience of Ingrid Hoffmann, to run our Gallery. Ingrid is not here to manage a space that at present cannot accommodate artworks from the broader community and contemporary arena; she is here to run a successful Regional Gallery. Let's, in this area at the very least, bring it up to the standard of a Regional Gallery and also give Ingrid the respect she is entitled to, by crediting her with the title of Director.

In summary:

These are significant matters of concern. In regards to the design and requirements of a Regional Gallery, consultation from specialists in the Contemporary Art field, may or may not have been sort. However, as evident by the issues raised here, if consultation was sort, any advice given, may have been overlooked. If we are serious about creating a real Regional Gallery in a cultural precinct, we need to address these issues as a committee as a matter of urgency.

The issues raised here are not to put our Gallery above others; it is about lifting our gallery to the Regional Gallery standard. There are benchmarks. These changes will need to be made quickly. They should be among our committee's first tasks.

If we are seeking to have a Regional Gallery, then let's HAVE a Regional Gallery, a Regional Gallery that can house and exhibit works of a high standard from Regional, State, National and International Artists. Let's have a Regional Gallery that we can be proud of, one that the broader community talks about, one that is vibrant and exciting and actively participating in "what is currently happening in the Art world", a Regional Gallery that attracts tourism to the area. We will not attract tourism to the area if we cannot hold good exhibitions. Exhibitions where you hear people say, "Guess who they are showing at Hawkesbury Regional Gallery this month,.....you MUST go and see it!"

Glenda Ewin BFA(Hons) MA(Hons)

oooO END OF REPORT Oooo

ORDINARY MEETING
Reports of Committees

ROC - E-Commerce / Markets Advisory Committee - 11 August 2005 (91367)

The meeting commenced at 7:10pm.

Present:	Councillor Bart Bassett Councillor Trevor Devine Councillor Rex Stubbs Councillor Neville Wearne Mr Graeme Faulkner Mr Stephen Phillips Mr Justin Melton Ms Janette Fairleigh Mr Zac Hope Mr Peter Hudson
Absent:	Mr Barry Crockford Wing Commander Tracey Simpson Mr Chris Young
Apologies:	Clr Barry Calvert Mr Bob McCallum
In Attendance:	Ms Fiona Mann Ms Julie Sinclair (Minute Secretary)

SECTION 2 - Review of EMAC Business Plan

E-Commerce/Markets Advisory Committee									
Business Plan 2005 - 2006									
VISION									
"For the Hawkesbury to be recognised as a vibrant, innovative and progressive business community that makes use of current and emerging technologies to sustain economic prosperity and to improve the region's competitive advantage".									
Goal #1	The economy of the Hawkesbury is diversified, consisting of a balanced mix of high technology companies, professional firms, advanced manufacturing, agribusiness, retail trade and tourism.								
Goal #2	Hawkesbury is increasingly recognised for the high level of R&D partnerships and for the entrepreneurial activity of the business community.								
Goal #3	Hawkesbury is known for its positive business environment.								
Goal #4	The telecommunications and information technology infrastructure in the Hawkesbury support the growth of New Economy business and industry in the LGA.								
Goal #5	The commercial environment and activities of the City of Hawkesbury operate collaboratively with Tourism to foster a successful and integrated regional								
Goal #6	Hawkesbury is established as a 'sense of place' that appeals to citizens of all ages. It has become the entertainment and upscale 'jobs' centre for Western Sydney (outside Parramatta) with a range of retail, service and agribusinesses that meet the needs of the local workforce and visitors to the LGA.								
Core Objective (a)	To foster and support commercial activity with the Hawkesbury LGA to the extent that it generates diversity of economic activity and aids Council's environmental and social objectives.								
Core Objective (b)	To assist business within The Hawkesbury LGA to increase their profitability through e-commerce.								
Core Objective (c)	To assist in identifying new markets and additional means of access to existing and new markets for local businesses								
Core Objective (d)	To work towards providing a broad based telecommunications platform for the Hawkesbury LGA so that locally based enterprises can compete on a similar or reduced cost structure to that enjoyed by business in the Sydney metropolitan area.								
Core Objective (e)	To endeavour to aggregate consumer demand for telecommunication services within the Hawkesbury LGA with a view to obtaining the most competitive services provided for Council's constituents.								
Core Objective (f)	To assist in the education of the community of current telecommunications applications that have the potential to increase the community's quality of life.								
Core Objective (g)	To identify those industries which have a potential to use e-commerce to grow to levels capable of generating employment within the area such that Hawkesbury residents have the opportunity to live and work proximately without the need for extensive travel between work and home.								
	PRIME								
	Mayor M								
	Chair C								
	Deputy Chair DC								
	Working Group WG								
	Council CI								
Strategies and Actions									
	Prime	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Comments			
Economic Development									
Strategy: Encouraging diversified, value-added and networked local communities									
Objective 1.0	Establish networks with local businesses								
Action 1.1	Committee represented at business breakfast meetings hosted by CRU								
	C							Members to rotate	

Strategies and Actions		Prime	Timing					Comments
			Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun		
Strategy: Enabling success through modern infrastructure								
Objective 2.0	Modern infrastructure supporting local business communities							
Action 2.1	Roll-out new signage policy	WG						
Objective 3.0	To facilitate access to competitive telecommunication services							
Action 3.1	Regular reporting of high-speed broadband roll-out	C						
Strategy: Attracting and facilitating new investment								
Objective 4.0	Enhanced ability to attract new businesses and industries							
Action 4.1	Identify space for "Technology Park"	WG						
Action 4.2	Identify potential development partners for Technology Park	WG						
Strategy: Building an educated and highly skilled workforce								
Objective 5.0	Increase availability of knowledgeable and skilled workforce							
Action 5.1	Facilitate mentors for 'business skills' program for high school students	C						Volunteer mentors?
Marketing								
Strategy: Fostering a winning attitude								
Objective 6.0	Positive brand and community image reinforced by enhanced conditions							
Action 6.1	Support an integrated "Bridge-to-Bridge" marketing campaign	WG						Concept plan to be developed
Action 6.2	Support Christmas Competition to provide incentives to local business to coordinate marketing	C						If adopted
Strategy: Building Centres of Excellence								
Objective 7.0	Tourism products are well developed and supported							
Action 7.1	Facilitate Tourism Cooperatives with industry and local government partners	WG						Plan endorsed by Council
Business Development								
Strategy: Being a leader in new economy and innovation								
Objective 8.0	Enhance Hawkesbury's physical and business environment for new economy firms							
Action 8.1	Support establishment of "m-commerce" business directory and marketing incubator	WG						Concept plan to be developed
Objective 9.0	All HCC clients are e-enabled							
Action 9.1	Facilitate partnerships that aggregate demand for new technology	WG						Concept plan to be developed
Strategy: Building a globally focussed and internationally integrated local economy								
Objective 10.0	Integrated facilities and precincts							
Action 10.1	Facilitate development of major employment precincts such as RAAF, UWS, etc	WG						

E-Commerce/Markets Advisory Committee

Business Plan 2005 - 2006

VISION

"For the Hawkesbury to be recognised as a vibrant, innovative and progressive business community that makes use of current and emerging technologies to sustain economic prosperity and to improve the region's competitive advantage".

Working Groups

1	Signposting Working Party Cllr Kevin Conolly, HCC (silent member until Stage 2 Public Domain Signs) Ms Fiona Mann, Strategic Planning Executive Mr Barry Crockford, President Hawkesbury City Chamber of Commerce Mr Michael Georgeson, Tourism Operations Manager THI Ms Prue Charlton, Art & Events Coordinator HCC Mr Eric Petracco, Technical Officer HCC	6	Hawkesbury - Lithgow Tourism Cooperative Working Group Councillor Bart Bassett, Mayor, HCC Councillor Rex Stubbs, HCC Councillor Ann Thompson, Deputy Mayor, Lithgow City Council Councillor Margaret Collins, Lithgow City Council Mr Graeme Faulkner, General Manager HCC Mr Stephen Phillips, Director Commercial Strategy HCC Ms Fiona Mann, Strategic Planning Executive HCC Mr Iain Stewart, General Manager HCC Ms Deborah McGrath, Special Events & Promotions Coordinator, Lithgow City Council Ms Jodie Rayner, Tourism Manager VIC, Lithgow City Council Ms Heidi Birch, Tourism VIC, Lithgow City Council Mr Michael Georgeson, Tourism VIC, THI
2	Technology Park Working Group Councillor Bart Bassett, Mayor, HCC Councillor Rex Stubbs, HCC Mr Graeme Faulkner, General Manager HCC Mr Stephen Phillips, Director Commercial Strategy HCC Ms Fiona Mann, Strategic Planning Executive HCC	7	M-Commerce Working Party Mr Justin Melton (Chairperson), Telstra Countrywide Mr Stephen Phillips, Director Commercial Strategy HCC Mr Barry Crockford, President Hawkesbury City Chamber of Commerce Mr Michael Georgeson, Tourism VIC, THI
3	Bridge-to-Bridge Working Party Councillor Trevor Devine, HCC Mr Stephen Phillips, Director Commercial Strategy HCC Ms Fiona Mann, Strategic Planning Executive HCC Mr Barry Crockford, President Hawkesbury City Chamber of Commerce Mr Zac Hope, Executive Assistant Manager The Sebel Mr Les Sheather	8	RAAF Working Party Councillor Bart Bassett, Mayor, HCC Councillor Rex Stubbs, HCC Mr Graeme Faulkner, General Manager HCC Mr Stephen Phillips, Director Commercial Strategy HCC Mr Malcolm Ryan, Director City Planning HCC
4	EMAC Business Plan Working Party Councillor Trevor Devine, HCC Mr Stephen Phillips, Director Commercial Strategy HCC Mr Justin Melton (Chairperson), Telstra Countrywide Ms Janette Fairleigh (Deputy Chairperson), Mortgage House		
5	Glossodia /Wilberforce Project Team Mr Stephen Phillips, Director Commercial Strategy HCC Mr Barry Crockford, President Hawkesbury City Chamber of Commerce		



ordinary
meeting

end of
business
paper

This business paper has
been produced
electronically to reduce
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and reduce the use of
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