Hawkesbury City Council

ordinary meeting business paper

date of meeting: 25 July 2006
location: council chambers
time: 5:00 p.m.

mission statement

"To create opportunities for a variety of work and lifestyle choices in a healthy, natural environment"

How Council Operates

Hawkesbury City Council supports and encourages the involvement and participation of local residents in issues that affect the City.

The 12 Councillors who represent Hawkesbury City Council are elected at Local Government elections held every four years. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

Ordinary Meetings of Council are held on the second Tuesday of each month, except January, and the last Tuesday of each month, except December. The meetings start at 5:00pm with a break from 7:00pm to 7:30pm and are scheduled to conclude by 11:00pm. These meetings are open to the public.

When a Special Meeting of Council is held it will usually start at 7:00pm. These meetings are also open to the public.

Meeting Procedure

The Mayor is Chairperson of the meeting.

The business paper contains the agenda and information on the issues to be dealt with at the meeting. Matters before the Council will be dealt with by an exception process. This involves Councillors advising the General Manager at least two hours before the meeting of those matters they wish to discuss. A list will then be prepared of all matters to be discussed and this will be publicly displayed in the Chambers. At the appropriate stage of the meeting, the Chairperson will move for all those matters not listed for discussion to be adopted. The meeting then will proceed to deal with each item listed for discussion and decision.

Public Participation

Members of the public can request to speak about a matter raised in the business paper for the Council meeting. You must register to speak prior to 3:00pm on the day of the meeting by contacting Council. You will need to complete an application form and lodge it with the General Manager by this time, where possible. The application form is available on the Council's website, from reception, at the meeting, by contacting the Manager Corporate Services and Governance on 4560 4426 or by email at lmifsud@hawkesbury.nsw.gov.au.

The Mayor will invite interested persons to address the Council when the matter is being considered. Speakers have a maximum of five minutes to present their views. If there are a large number of responses in a matter, they may be asked to organise for three representatives to address the Council.

A Point of Interest

Voting on matters for consideration is operated electronically. Councillors have in front of them both a "Yes" and a "No" button with which they cast their vote. The results of the vote are displayed on the electronic voting board above the Minute Clerk. This was an innovation in Australian Local Government pioneered by Hawkesbury City Council.

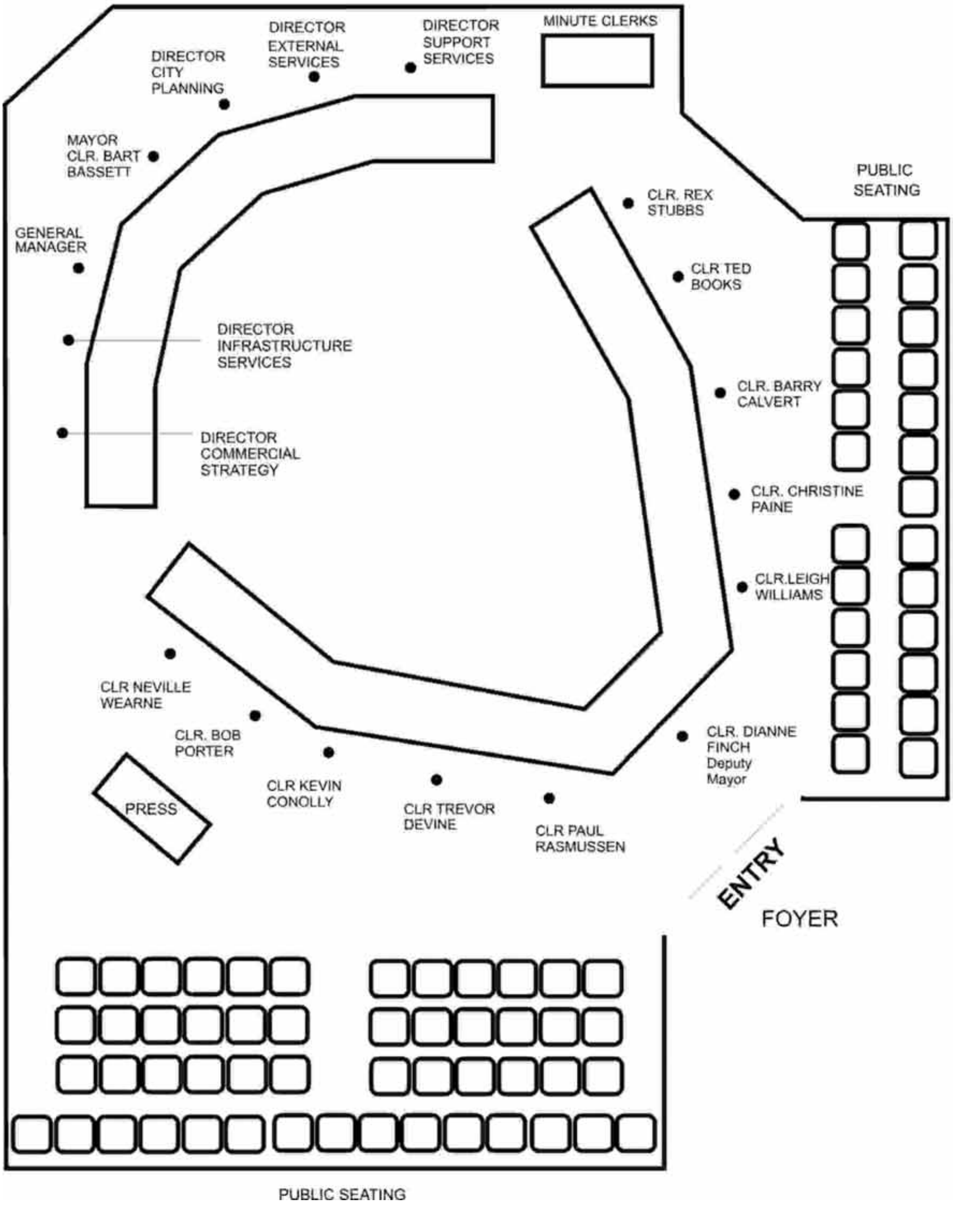
Website

Business Papers can be viewed on Council's website from noon on the Friday before each meeting. The website address is www.hawkesbury.nsw.gov.au.

Further Information

A guide to Council Meetings is available on the Council's website. If you require further information about meetings of Council, please contact the Manager, Corporate Services and Governance on, telephone 02 4560 4426.

council chambers



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SECTION 1 - Confirmation of Minutes

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SECTION 3 - Notices of Motion

NM 1 - Richmond/Blacktown Road Upgrade - (107, 90477)

Submitted by: Councillor Bob Porter

NOTICE OF MOTION:

That:

1. The State Government be requested, in the strongest possible terms, to undertake the upgrade of Richmond/Blacktown Road to a dural carriageway standard, similar to the Windsor Road Project, between Richmond and its intersection with the M7.

2. Based on the success of the Windsor Road campaign, a similar signage strategy be undertaken immediately on Richmond/Blacktown Road with funding to be provided from the Local Economic Development Program.

3. Signs to be located along Richmond Road near South Creek Crossing and to read:

   "What Will It Take

   To Make the State Labor Government

   Upgrade Richmond Road NOW

   Contact the Premier
   Phone: 9228 5239
   Fax: 9228 3934
   E-mail: thepremier@www.nsw.gov.au"

4. The State Government be requested to investigate measures to reduce traffic delays between Richmond/North Richmond.

Background

- With the opening of the M7, the traffic volumes on Richmond/Blacktown Road appear to have increased significantly with severe delays being experienced on a regular basis, particularly during the AM peak with traffic backing up to South Creek.

- The road has a long history of safety issues with many deaths and serious injury accidents occurring on a regular basis. This is generally due to the age and condition of the road pavement, combined with horizontal and vertical alignment and a number of inadequately controlled intersections.

- When the road is upgraded to a suitable standard, it will provide an important link to the M7 and South West, which will provide a more cost effective transport corridor, increased economic development and job generation opportunities for the Hawkesbury area.

NOTE BY MANAGEMENT

No funds were allowed for this initiative in the nominated budget. Council owns eight signage panels that were produced for the "Upgrade Windsor Road" public campaign that was successfully conducted several years ago by Council. These signs were later loaned to Baulkham Hills Shire Council (BHSC) for their use for a similar purpose.

BHSC has agreed to return the signage panels as aluminium blanks from RMS @ 2m x 2m with five extrusion beams on the rear for strength.

The estimated cost for installing four signs as a back-to-back configuration, (i.e., two panels per sign including labour, materials, printing, etc) is approximately $1,600.00 per sign.

The RTA will also need to be consulted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF NOTICE OF MOTION Oooo

NM 2 - Backflow Prevention Devices - Water Carters - (107, 90477)

Submitted by: Councillor Bob Porter

NOTICE OF MOTION:

That Council write to Sydney Water on behalf of Hawkesbury Water Carters and request Sydney Water to review the Backflow Prevention Policy because of the significant time and cost delays resulting for suppliers and customers.

Background:

A Hawkesbury Water Carter has advised that a number of compliance requirements from Sydney Water have imposed significant and unfair costs on their day-to-day operations.

The Backflow Prevention Section of Sydney Water in 2001 advised of initiatives, which included the fitting of a backflow Prevention Device to all vehicles to tanks in an attempt to reduce the risk of contamination to the water supply.

The Metered Standpipe Hire Agreement Clause 7, (Compliance with AS3500), requires the hirer to comply with the NSW Code of Practice, Plumbing and Drainage.

To comply with Clause 7, the hirer is required to fit a backflow prevention device on vehicles or tanks and forward Certificates of Compliance to the Backflow Prevention Team by 31 October 2006.

A number of Hawkesbury Water Carters responded to Sydney Water's directive in 2001 and fitted a registered Air Gap device to their vehicles, which was advanced as an approved Backflow Prevention Device.

More recently, Sydney Water is requiring further backflow devices be attached to trucks which have the effect of increasing the time for tank fill by 100% in addition to the additional costs of further Backflow prevention devices.

These more recent requirements of Sydney Water have been imposed in circumstances where the terms and conditions in the permit to Use Metered Standpipes on Sydney Water corporation hydrants seem to imply that backflow prevention devices are contained already in the metered standpipe (clause 11, 15 of the Terms and Conditions).

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF NOTICE OF MOTION Oooo

NM 3 - Listed Heritage Buildings to be Maintained to Minimum Standard - (80104, 95494)

Submitted by: Councillor Christine Paine

NOTICE OF MOTION:

That Council write to the Local Government Association asking them to lobby the State Government to make changes to the appropriate Act so as to give reasonable power to allow Local Governments the authority to have listed heritage buildings maintained to a minimum standard.

NOTE BY MANAGEMENT:

Under the provisions of the Local Government Act 1993, Environmental Planning and Assessment Act 1979 and the Heritage Act 1977, Council has very limited powers in terms of property maintenance and effectively Council cannot force or coerce owners to maintain properties. Council does however, seek to encourage owners to maintain and conserve heritage items by providing small grants through its Local Heritage Assistance Fund and providing free heritage advice.

The Heritage Act 1977 provides the Heritage Council of NSW the power to enforce maintenance to a minimum standard for state listed items. This essentially requires the building to be secure from vandals and to the weather. Since its introduction the powers have had minimal use, being enforced only or one or two occasions.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF NOTICE OF MOTION Oooo

ordinary

section 4

reports
for determination

SECTION 4 - Reports for Determination

GENERAL MANAGER

Item: 160 GM - Use of Council Crest - (107, 89731, 79351, 79356)

REPORT:

Management has received a request from Hawkesbury City Business Lions Club (Club) for use of the Council Crest as an emblem to place on their proposed bannerette. The bannerette would only be used by the Club's members, for presentations when visiting other Clubs or for special guests visiting their Club. Most Lion's Clubs around the world have a bannerette for exchange with some using historical buildings, others a tourist theme or a coat or arms, particularly the UK and European Clubs.

In their recent correspondence, the Club maintains that *" we … are proud of our past and wish to use our previous City emblem indicating the history of the Hawkesbury area. It also serves as promoting the area when our members are visiting either locally or overseas."*

Examples of the Club's proposed artwork are attached to this report.

Background

On 1 January 1981, Windsor Municipality and Colo Shire were amalgamated and the new Shire of Hawkesbury was created. Council officers understand that artist Dennis Adams was commissioned by Council to design a suitable crest that "should portray the essence of Hawkesbury". Hawkesbury Shire Council subsequently adopted the crest.

The crest represents the past with the inclusion of Governor Lachlan Macquarie; the river that was the lifeline of the colony; the permanence and excellence of the spire of St Matthews; progress and commerce of today and tomorrow portrayed by the jet in the background heading out to the future. On 1 July 1989, Hawkesbury Shire was declared a city with the crest being abandoned in favour of more contemporary corporate livery.

The crest is sometimes used for historical celebrations and a previous Mayor used it to distinguish Mayoral correspondence from the rest of Council, however it appears that the crest has played no significant part in Council affairs since 1989 when the City of Hawkesbury was initially proclaimed.

Recently Council gave permission to the Windsor Business Group for use in promotions of the group's activities. It is proposed to give approval for use subject to the same set of conditions.

Conditions of Use

On the basis of the Club's intended use and proposed artwork, it is proposed that Council grant a licence to the Club to use the crest subject to the following terms and conditions:

1. The Crest must be represented as proposed by the attached samples;

2. The Crest may only be used on material produced by and for the Club at the Club's cost. The Club shall not apply the Crest to any permanent fixture nor to any property over which it has no jurisdictional control;

3. The Crest may not be issued by the Club for use by any third party;

4. The Club must not manipulate the Crest in any other manner except for the proportional scaling of the graphic as a whole element;

5. The Club is not granted any proprietary interest in the Crest. The whole of the goodwill associated with it, whether now, existing or arising in the future, is the sole and exclusive property of the Hawkesbury City Council;

6. The Club must not use the Crest in a misleading or deceptive way;

7. The Club must not purport to bind the Council, make or perceive to make any representations on Council's behalf;

8. The Club must not use or apply for registration of any similar marks or names containing the mark;

9. This Licence is valid for two years from the date of this letter. The terms and conditions of this Licence are subject to change without notice.

Conformance to Strategic Plan

Not applicable

Funding

Not applicable

RECOMMENDATION:

That a licence be granted to the Hawkesbury City Business Lions Club for the use of the Council Crest pursuant to the terms and conditions outlined in the report in this regard.

ATTACHMENTS:

AT - 1 Proposed artwork as submitted by Hawkesbury City Business Lions Club for use of the Council Crest.

AT - 1 Proposed artwork as submitted by Hawkesbury City Business Lions Club for use of the Council Crest.

**To view this image,
Please refer to the separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

CITY PLANNING

Item: 161 **CP - Garage - Rural Shed, Lot 1 DP245097, 144 Boundary Road, Glossodia NSW 2756 - (95498, 96329, 18065, 18064, DA1128/05)**

Development Information

Applicant:	Karin and Bernard Lee Newland
Applicants Rep:	Ms Mandy Gwatler
Owner:	Mrs K Newland and Mr B L Newland
Area:	$4046m^2$
Zone:	Rural 1(b) under Hawkesbury Local Environmental Plan 1989 The proposed zone under draft Local Environmental Plan 8/98 (Amendment 108) is Mixed Agriculture
Advertising:	16 December 2005 to 30 December 2005
Date Received:	9 December 2005

Key Issues: ♦ Visual Impact

Recommendation: Refusal

REPORT:

Introduction

The application seeks approval to construct a shed on the above property. The application is being reported to Council at the request of Councillors Bassett and Books. This report details the relevant matters. A full assessment of the proposal is on file.

The Proposal

The proposed shed will have a floor area of approximately 131sqm (17.5m x 7.5m) and a wall height of 3.4 metres and a ridge height of less than 5 metres. The shed is located 3 metres from the northern property boundary below the existing rock ledge located on the property and in the vicinity of the existing dwelling located on No.148 Boundary Road. Access to the shed is from the existing access driveway from Boundary Road.

Background

Council officers have met several times with the applicant and their representative to discuss the application and issues raised by the respondent.

Statutory Situation

The subject property is zoned Rural 1(b) under HLEP 1989 and sheds are permissible with the consent of council

The proposed zone under draft local environmental plan 8/98 (Amendment 108) is Mixed Agriculture, which also permits sheds with the consent of Council

Relevant clauses from HLEP 1989:

Clause 9 Carrying out of development
Clause 9A zone objectives
Clause 18 provision of water, sewer etc. services
Clause 37A Development of land identified on Acid Sulphate Planning Maps

Community Consultation

The application was notified to the adjoining property) owner (No 148 Boundary Road) due to the location of the shed and previous correspondence received by Council raising concerns with the proposed shed. The submission raised the following issues:

- The distance of the shed from the dwelling (No 148 Boundary Rd)
- Removal of trees
- Visual impact of shed and water tank
- Overshadowing
- Noise from uses within the shed
- Glare from the roof
- Plantings implemented will not screen shed
- Loss of privacy
- Loss of property value
- Alternative sites would have locations with reduced impacts

These matters are discussed further in the report.

Planning Assessment
DCP Assessment

The statement of compliance below contains a summary of applicable development standards and a compliance checklist relative to these standards.

Design Principles	The Proposal	Compliance
Site		
Cut and fill shall be limited to 2m of cut and 900mm of fill	The proposal involves a maximum of 900mm cut and fill for the shed	Yes
Sheds shall be located no closer to the road than the existing dwelling house.	Rear of dwelling on the property	Yes
Sheds are not to be erected on land which has a slope in excess of 10%	The slope of the site where the shed is proposed is less than 10%	Yes
The erection of rural sheds should involve minimal disturbance to native vegetation.	The proposal including the access will involve the removal of 3-4 trees (Gums)	Yes
Size		
In zones 1(a), 1(b), 7(d),	131 m²	Yes

Design Principles	The Proposal	Compliance
7(d1), 7(e), the applicant will need to justify the size of any shed exceeding 170m^2 in terms of the use of the shed and the land, as well as measures taken to minimise the impact on neighbours and the general area.		
Height In the 7(d1) zone, the height of a rural shed exceeding 5m shall be justified in terms of the use of the shed and the visual impact of the development. The total height of 'barn style' sheds may exceed 5m based on individual merit.	3.4 metres wall height less than 5 metres ridge height	Yes
Form. Sheds of other than standard roof forms, for example barn style, will be encouraged.	Standard roof form	Yes
Type of Building Materials Building materials used in the construction of rural sheds are to be new, pre-painted and non-reflective	Pre-painted	Yes
Landscaping Plantings are to be a mix of trees, shrubs and ground cover. Trees shall include species that at maturity have a height above the ridgeline of the shed. Shrub mass shall provide adequate screening. Plants endemic to the area are to be chosen.	Existing plantings (Photinia Robusta) established along the common property boundary with No 148 Boundary Rd. 54 trees planted	No The planting species have a maturity height of between 3-4m. Additional plantings could be implemented to comply with the requirement.

The proposal complies with the requirements of the DCP.

Matters Raised During The Notification Period

The shed was notified on two occasions to adjoining property owner.

During the period two submissions were received (one during each period from the owner of No 148 Boundary Road.

Distance Of Shed From The Dwelling At 148 Boundary Road

Respondent:
The respondent has raised concern about the distance of the shed from their dwelling. While the applicant has increased the setback distance from 2 to 3 metres they are still concerned with the impact of the shed in terms of visual impact and loss of privacy. They have suggested that the shed can be relocated along the southern boundary, which would reduce their concerns.

Applicant:
The applicant has repositioned the shed 3 metres from the boundary compared to the original setback of 1 metre. The requirements of the Building Code of Australia are 900mm and the Hawkesbury DCP does not specify any boundary setback requirement.

Comment:
The DCP for rural sheds does not provide any requirements for setbacks to boundaries except that the shed is to be located behind the dwelling on the property.

Whilst there are no setback requirements the proposed setback of 3 metres and the location of the dwelling at 148 Boundary Road being approximately 5-6 metres away from the proposed shed does raise the issues of visual impact and privacy which are matters that must be considered under S79C of the Environmental Planning & Assessment Act.

The photomontages on display in the Council chambers shows clearly the relationship of the proposed shed to the existing dwelling on the adjoining property and the distance between the structures. These matters (visual impact and privacy) are discussed further in the report.

Removal of Trees

Respondent:
The respondent is concerned that the proposed location of the shed will result in the removal of 2-3 trees and there are other locations on the site where the shed can be sited that would not require any removal of trees.

Applicant:
They have acknowledged that the proposal will require the removal of three trees, however numerous other mature native trees will be protected and retained on the site.

Comment:
The proposed site, including the access to the shed will require the removal of 3-4 gum trees. The rear portion of the site contains other trees that will be retained.

The trees to be removed will not result in a significant impact given the existing trees that will remain on the property. The matter of other site locations will be discussed further in the report.

Visual Impact

Respondent:
The respondent is concerned that the location of the shed will be a visual "eyesore". It will be built at the front of their property and only metres away from the front door. The height of the shed is 5.5 metres (including the fill) at the closest point to their dwelling and the trees planted will not grow to this height.

Applicant:
The applicant has moved the shed a further 1 metre from the boundary to now provide a 3 metre setback. This site has minimised the earthworks required for the shed. They consider that the respondents claim about the shed being a visual "eyesore" is a personal opinion rather than an opinion based consideration of the numerical requirements and objectives of Council's LEP and DCP, which govern the orderly development of the land. The shed complies with all the numerical requirements and objectives of both the LEP and DCP.

Furthermore, the zoning of the land permits rural sheds and in particular, sheds of the size, form and appearance and in the location proposed. The appearance of the shed is typical of a rural shed and the proposed shed is much better than the appearance of other sheds and tanks in Boundary Road.

Nonetheless in consideration of the neighbours property, which provides a dwelling at the rear of the allotment, where rural sheds and the like should be located rather than at the front of the allotment, the proposed colour will be green to enhance integration, the shed will be setback 3 metre from the boundary whereas the BCA would only require 0.9m. The DCP does not specify any boundary setback requirements.

In further consideration of the neighbouring property, a row of 54 Photinias was planted along the boundary to provide a vegetation screen. The owners have also reduced the size of the shed from a 7 berth to a 5 berth. The owners have taken sufficient measures to mitigate against impacts on their neighbours and the relocation is not justified in this instance.

Comment:
Council officers have taken levels on the site in the vicinity of the proposed shed location in order to prepare a photomontage to accurately assess the relationship of the proposed shed to the dwelling at 148 Boundary Road as well as the visual impact on the adjoining property.

The photomontage shows that the location and the height of the shed including the filling proposed would have a visual impact on the adjoining property. when viewed from the adjoining dwelling and open space area in front of the dwelling.

While the applicant has argued that the shed complies with the numerical requirements and is permissible in the zone there are other matters than also need to be considered in determining whether a development is appropriate or not for the site.

These are listed under S79C of the Environmental Planning & Assessment Act including any impacts on surrounding properties and occupants. The size and shape of the shed proposed is consistent with other sheds in the locality and recently approved by Council.

The issue is not the shed design or size but the location on the site and the visual impact it has on the adjoining property and occupants. Whilst the location of the dwelling at 148 Boundary Road is to the rear of the site, which is not the normal location the owner at the time of the construction chose to locate the dwelling in it's current position.

The dwelling has been built for a considerable period of time and the ability of the owner to maintain the amenity needs to be considered in determining any development applications on adjoining properties. The report will discuss further the other site options for the shed that are available on the property.

Overshadowing

Respondent:
The applicant is concerned that the shed will cause overshadowing to their dwelling and open space area in front of the dwelling.

Applicant:
The claim of the shed overshadowing the objectors property cannot be sustained as the objectors property is located due north of the proposed shed and any shadows will only fall to the south east, south and south west on the owners property.

Comment:
The respondent's property is located to the north of the shed and will not be affected by any shadow cast from the shed.

All shadows from the shed will fall on the subject property only and not impact any other property.

Noise

Respondent:
The respondent is concerned with the noise generated from uses within the shed and the impact on their dwelling due to the location of the shed.

Applicant:
The proposed shed is to be used for domestic storage purposes only. No commercial or industrial uses are proposed. The noise generated from the shed will be what is expected from a shed that is ancillary to a residential dwelling. In consideration of the neighbouring property the shed does not provide any window openings on the northern , western or eastern elevations.

Comment:
The shed uses proposed are not likely to generate significant noise. If there is a noise issue it can be considered under the provisions of the Protection of the Environment and Operations Act, as is the current situation with noise issues from domestic sheds and garages.

Glare from Roof

Respondent:
The respondent is concerned with the glare from the roof from the first floor of their dwelling.

Applicant:
The glare from the roof to affect the first floor windows of the objector's property is considered to be marginal considering the pitch of the roof and distance from the windows on the southern and western elevations at first floor level.

Comment:
The respondents were concerned with the use of zincalume for the roof. The owners have advised that instead of plain zincalume the shed will be wilderness green. It is assumed that this also includes the roof. As a result there should be no impact from glare.

Plantings will not Screen Shed

Respondent:
The planting used along the boundary will only grow to 3-4 metres and will not screen the shed.

Applicant:
The owners have planted 54 Photinias along the northern boundary to provide a vegetation screen to provide a dual purpose, privacy to the front entrance area of the objector's property and a vegetation screen to assist in the integration of the shed into the existing environment. The data sheets provided with the plants suggest that the growing height is 5-7 metres.

A 5-7metre high vegetation screen would substantially negate any view of the shed from the objector's property as well as providing privacy, as privacy is not currently enjoyed.

Comment:
The photinias may reach a mature height of 5-7 metres however they generally grow to between 3-4 metres. The Rural Shed Chapter of the DCP requires plantings to be a mix of trees, shrubs and ground covers and to include species that at maturity have a height above the ridgeline of the shed. The proposed plantings once established may provide a screen they may not reach a height above the ridgeline. This matter can be resolved with some additional plantings.

Loss of Privacy

Respondent:
The respondents will loose their privacy they currently enjoy.

Applicant:
The objectors' claim that the shed will result in a loss of privacy of their property is ill founded. The objectors' site has only private open space located to the east and north of the existing dwelling. As existing direct, uninterrupted overlooking of the front entrance area located to the west of the objectors' property occurs. The proposed location of the shed will actually provide privacy to the front entrance.

Comment:
The existing situation between the dwelling on 148 and the subject property provides no current privacy screens and the area adjacent to the dwelling is open from both properties.

It could be argued that the shed would provide a privacy barrier and that no openings or doors are proposed on the western, eastern and northern elevation, the location as previously discussed raises an issue of visual impact and amenity on the adjoining property.

Loss of Property Value

Respondent:
The respondent considers the shed will result in a loss of property value.

Applicant:
The affect on the resale value is not a matter for consideration under S79C of the EPA Act

Comment:
The respondent has not provided any evidence to support their claim

Alternative Sites for the Shed

Respondent:
The respondent considers that the shed could be built on a number of other positions on the site that would not affect them.

Applicant:
The applicant has considered several other locations on the site

<u>Adjacent To The North-Eastern Corner</u>
This location conflicts with the effluent irrigation area approved by Council. The area would be less desirable to our neighbours.

<u>Adjacent To The South-East Corner</u>
This location conflicts with the effluent irrigation area approved by Council. Access to the shed would also conflict with the irrigation area.

<u>Adjacent To The Southern Boundary To The East Of The Existing Stables</u>
Vehicle access to this location is not practical or cost effective. If access were practical there would be undesirable nuisance inflicted upon the neighbours by headlights of the cars, open side of the shed would face the neighbours' property. Water drainage issues from Boundary Road and the current driveway that would affect the shed. Construction of the shed and access would require more trees to be removed. Overshadowing of the adjoining property at 142 Boundary Road will occur and increase impacts on the adjoining property. Loss of existing views and outlook from 142 Boundary Road. The requirement for 1,400 cubic metres of fill material to be imported for the shed and batter slopes. The current shed only relies fill for the batter slopes. The shed and batter will be located within the irrigation area and this will reduce the area available for irrigation and the system will not function properly. Increase the potential for noise impact on 148 Boundary Road as the opening will face this property.

Comment:
Council officers consider that the site has other potential locations that would have less of a visual impact on the adjoining property. The location along the southern boundary adjacent to the existing shed would have less impact on the adjoining properties. However when the levels of the property are considered the

shed would require filling in excess of the maximum 900mm as per the DCP.

This location would also require a engineering solution to resolve the current overland flow water issue from Boundary Rd and the access driveway.

This location conflicts to a small extent with the effluent irrigation area approved by Council. This location would also require the removal of additional trees.

The other two locations at the rear of the site are not considered appropriate, as they will conflict with the irrigation system for the effluent disposal system and also have potential drainage issues.

Council officers consider that if the current location was rotated 90 degrees and lined up with the veranda of the dwelling at 148 Boundary Road so the long axis of the shed ran in a north /south direction this would resolve the issue of visual impact as the areas adjacent to the front of the dwelling would remain open as the current situation and some of the trees that were to be removed could be retained. This location is shown on the plan attached to the report. This area adjacent to the front of the dwelling would be used for access to the shed, which would remain open. This location represents the most practical location on site for the shed with lesser impact on the adjoining property. The approved effluent disposal system has not been implemented at this stage.

Conclusion

The proposed shed in the location proposed complies with the numerical requirements contained in the rural shed chapter of the Hawkesbury DCP.

The size and design is consistent with other similar shed erected in the locality.

The proposed site of the shed, approximately 5-6 metres from the dwelling at 148 Boundary Road has a potential visual impact.

This impact is confirmed by the photomontages prepared for the proposed shed and its appearance when viewed from the neighbouring property and dwelling.

The proposed site while having a large area at the rear is constrained by a number of features being:

- Approved irrigation area for the effluent disposal system.
- The slope of the land along the southern boundary.
- The water overflow path from Boundary Rd and the access driveway.

Council officers consider that there is a location on the site that would be acceptable and with a reduced impact on the adjoining property.

The current location of the shed on the site is not supported due to the visual impact on the adjoining property. The application is not supported for this reason outlined in the report.

Conformance to Strategic Plan

The recommendation conforms with the objectives as set out in the Strategic Plan; i.e.

> *"A prosperous community sustained by a diverse local economy that encourages innovation and enterprise to attract people to live, work and invest in the city", and*

> *"Sustainable and liveable communities that respect, preserve and manage the heritage, cultural and natural assets of the City".*

Funding

No impact on budget.

RECOMMENDATION:

That:

Development Application No. DA1128/05 for a shed be refused for the following reasons:

1. The proposed development is likely to have an adverse impact on the amenity of the residents adjoining the northern boundary of the site.

2. The proposed development will have an unacceptable impact on the visual quality to the residents adjoining the northern boundary of the site.

3. In the circumstance, approval would not be in the public interest.

ATTACHMENTS:

AT - 1 Locality Plan
AT - 2 Site Plan
AT - 3 Elevations
AT - 4 Alternate Shed Location

AT - 1 Locality Plan

**To view this image,
Please refer to the separate
Attachments Document (Maps)**

AT - 2 Site Plan

To view this image,
Please refer to the separate
Attachments Document (Maps)

AT - 3 Elevations

To view this image,
Please refer to the separate
Attachments Document (Maps)

AT - 4 Alternate Shed Location

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Please refer to the separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

Item: 162 **CP - Proposed Foreshore Building Line - Flinders Place & Shortland Close, North Richmond - (95498, 107)**

Previous Item: 388, Ordinary (13 December 2005)

REPORT:

On 13 December 2005, Council considered a report regarding a proposed Foreshore Building Line (FBL) for certain properties along Flinders Place and Shortland Close, North Richmond, and resolved:

> *"That:*
>
> *Council propose a draft foreshore building line (FBL) which is based on a straight line measured 30m to the west of the rear boundaries of 5 - 11 Shortland Close and 13 – 37 Flinders Place, North Richmond and that this FBL be applicable to the erection of all buildings, other than Building Code of Australia Class 10 structures, between the FBL and the Hawkesbury River.*
>
> *The draft foreshore building line be publicly exhibited for a period of not less than 42 days and the matter be reported back to Council after the exhibition period."*

Public Exhibition

The proposed FBL was subsequently publicly exhibited for the period 22 March - 5 May 2006. Letters were sent to all affected and surrounding landowners (99 letters), and a notice was placed in the Hawkesbury Independent newspaper.

Council received two submissions as a result of the exhibition. A summary of the submissions is provided below.

> <u>Stephen and Tracy Cullen - Owner 23A Flinders Place, North Richmond</u>
>
> *"Our response is that we <u>strongly object</u> to the creation of the proposed foreshore building line.*
>
> *Currently the properties potentially affected by the proposal are subject to a merit based development assessment process. Any development in the areas proposed are subject to the considerations under the EP&A Act, and they are flood effected thus are limited in the development opportunities that generally restricts construction to Class 10 (BCA Classification) structures. As such, these sites are already burdened – why create more controls just for the sake of it?*
>
> *The purpose of the establishment of building line setbacks is to create and embellish a streetscape for an area as opposed to prohibiting any form of development. These sites adjoin a river front park for recreation purposes, and a river, which is the focus of the area. There appears to be no positive benefit in creating a foreshore setback that cannot be justified other than to limit or restrict development. In particular, when it is on the basis of a broad-brush approach using an arbitrary lineal measure. Experience demonstrates that such approaches are risky and tend to create more problems rather than resolve them.*
>
> *We would prefer that Council use their strategic resources on more meaningful endeavours such as the creation of a commercially viable and community supported Development Control Plan (DCP) for the North Richmond Shopping Centre in lieu of adhoc postage stamp development. The former North Richmond Police Station site is a disgrace. This situation may have been averted had there been a strong community based DCP in place. Such a plan*

should make allowance for development that improves the existing shopping centre, the mix, type, size and height of development (that includes medium rise residential occupancy), and an overall strategy for traffic management, and car parking that links all sites. The Bi-Lo roof top car park is a good example of "how not to do it" with poor linkages and poor use efficiency that places a greater strain on the existing centre street level parking.

Council, and the development planners are exposed to the ire of the community when development delivers the wrong outcomes for the lack of quality strategic planning.

We only ask that Council create some certainty for the community and encourage the development of a vibrant shopping centre mix at North Richmond.

The proposed Foreshore Building line is a meaningless and unwanted distraction for affected landowners – focus on what really matters for the North Richmond community and you will achieve the outcomes you are seeking with this proposal by default!

<u>Mr and Mrs Cortese - Owner 27 Flinders Place, North Richmond</u>

Is the proposed setback being sought by Flinders Place residents in an attempt to avoid any further development? It appears this may be the case.

Council in their report refers to some residents concerns about development at 31 & 31A Flinders Place, which was refused by Council. Accordingly, the development was refused under the current development assessment process and did not require an FBL for it to be rejected. As such the processes that are already in place dealt with this particular development.

Council should direct their resources on more pressing community based projects.

We trust Council's decision will be made with the view of retaining all residents' current liberties and entitlements with respect to any further development applications under the current development process.

Discussion

Limitations of Merit Based Assessments

The respondents are correct in saying that development (or redevelopment) of properties affected by the FBL would be subject to a merits based development assessment.

Such assessments would only occur in the event a development application being submitted to Council and assessments would be undertaken on an individual basis with potentially different staff and Council determining the applications.

Hence a merits based approach, does not provide any initial direction regarding Council's position, cannot guarantee any certainty or consistency of outcomes, and creates the potential for decisions of Council to be appealed at the Land and Environment Court.

Conversely a FBL as proposed would, prior to receipt of a development application, clearly articulate what types of development Council considers acceptable in this area and therefore, provided certainty for owners, developers and Council. A FBL will provide consistency and eliminate subjective assessments, which may be appealed by applicants and potentially objectors.

Purpose of the FBL

There are many ways Council can act to, as the respondents state, "create and embellish . . . an area". One such method is via a FBL. By its very nature the purpose and effect of FBLs is to prohibit development between the line and the affected water body. In this case the FBL will prohibit certain types of development between the line and the river however will also allow generally small scale development such as pools, gazebos and fences.

The Location of the FBL

The location of the FBL is not "arbitrary" as claimed by the respondents. It is based on examination of the furthest extremity of the existing building line and takes into consideration current approvals which have not been activated as well allowing reasonable development potential for vacant lots. The nature of flood affectation of these lots does not negate the need for a FBL as in certain circumstances dwellings houses could be built of land between the FBL and the river regardless of the flood affectation.

Other Strategic Projects

With respect to the North Richmond Shopping Centre area, Council has recently commissioned consultants to prepare a DCP for this area.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Objective: Investigating and planning the City's future in consultation with our community, and co-ordinating human and financial resources to achieve this future."*

Funding

There is no impact on the current project.

RECOMMENDATION:

That:

1. The exhibited foreshore building line be adopted.

2. For Planning Certificates issued for land affected by the foreshore building line a notation be included under the provisions of Section 149(5) of the Environmental Planning and Assessment Act 1979 advising of the adoption of the foreshore building line.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 163 **CP - Water Savings Action Plan - (95498)**

REPORT:

Introduction

The NSW Water Savings Initiatives were introduced by the NSW Government in May 2005, as a response to initiatives identified in the 2004 Metropolitan Water Plan. They are administered by the Department of Energy, Utilities and Sustainability (DEUS) and include a requirement for certain Businesses, Government Agencies and Local Councils to prepare Water Savings Action Plans.

In accordance with the guidelines an Action Plan was developed, which included the following:

- Details of baseline water consumption.
- Management review and associated management actions related to water.
- Details of audits and reviews carried out to identify water savings opportunities.
- Actions for implementations.

The Plan identified the top water consuming sites owned by Council as shown in the table below.

Property Name	Total Daily Consumption (KL)
Oasis Aquatic Centre	116.05
Richmond Swimming Pool	42.73
Deerubbin Centre	19.21
Richmond Coles Toilets	9.38
Wilberforce Shops	8.54
South Windsor STP	8.17
Rented Property- Pizza Hut	5.17
Old Library & Administration Office	5.00
Richmond Tennis Centre	4.92
Kurrajong Stand Pipe	4.66
Companion Animal Shelter	4.66
Richmond Park	4.23
Woodhills Carpark	4.35
Australiana Pioneer Village	3.66
Pitt Town Stand Pipe	3.04

The Plan currently contains several measures that require further data and information analyses. These will be updated as the outstanding information from staff, contractors and consultants is received. It is also anticipated that the Plan will be adjusted and updated on an annual basis as more detailed and accurate information to help develop effective business cases for further water efficiency measures is received.

Reported Outcomes

The report highlighted many discrepancies across the audited sites. These included water leakages, equipment failure, unauthorised water use, old inefficient fixtures that require upgrading to reduced flow cistern and pans.

Corrective action is currently underway on unauthorised water use within Bosworth Street Car Park Amenities, Australiana Pioneer Village and free water at standpipes located in preferred districts. Funding can now be investigated to upgrade antiquated systems to further reduce Council's usage.

Now that the Water Savings Action Plan is completed, Council is in good stead to apply for funding from the Water Savings Fund from the Department of Energy, Utilities and Sustainability to implement water conservation measures as required.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

1. *" Sustainable and livable communities that respect, preserve and manage the heritage, cultural and natural assets of the City;*

2. *Identify funding options and source funds to establish services and activities to improve community linkages and meet social, health, safety, leisure and cultural needs of the community."*

Funding

No impact on current budget.

RECOMMENDATION:

That applications be made to the Department of Energy, Utilities and Sustainability for funds to implement identified water savings measures prioritised on the highest return on investment.

ATTACHMENTS:

AT - 1 2006 Water Savings Action Plan - *(Distributed Under Separate Cover)*

oooO END OF REPORT Oooo

Item: 164 **CP - Securing Sydney's Water Needs - (95498, 107)**

REPORT:

This report deals with one aspect of the Metropolitan Water Plan; namely the groundwater proposals. A subsequent report will deal with other affects of the Plan.

The 2006 Metropolitan Water Plan sets out how the NSW Government proposes to secure a long-term water supply for metropolitan Sydney. The two main objectives adopted by the NSW Government are:

a) Ensuring that there is sufficient water available over time to meet the needs of a growing City, and to protect river health.

b) Ensuring that Sydney has the ability to withstand current and future droughts.

These objectives must be achieved while minimising economic and environmental costs.

Experts were engaged by the Government to review the supply and demand balance for water. The Government has made a number of decisions on the basis of this advice.

The Amended 2006 Metropolitan Water Plan, documents the desired approach to securing Sydney's water supply. It stipulates that an optimal supply will include a mix of measures to guarantee supply, including Western Sydney Recycled Water Initiatives, accessing deep storages at Warragamba/Nepean Dams, and the current Shoalhaven transfers, and two major new measures:

(a) The accessing of groundwater in the event that storages fall to around 40%.

(b) Being ready to build a desalination plant in the event that storages fall to around 30%.

The net effect of these combined measures is an estimated annual supply availability of 575 billion litres. The Government intends to implement this range of actions identified in this Plan to augment supply and reduce demand. However, the NSW Government also has a statutory responsibility to also implement Environmentally Sustainable Principles.

Comment was provided on the 2 February 2006, regarding the construction and operation of the seawater reverse osmosis desalination plant designed to supplement Sydney's water supply. The main objections being:

- It was a short-term solution for a small percentage of population;
- It was more expensive and energy intensive than traditional water supply options;
- The construction and operation of the plant would add another $62.40 per year increase to all Sydney Water customers; and
- The continual use of ocean outfalls instead of implementing recycled sewage effluent.

The Plan concludes that the Government has invested approximately $120 million to develop the capacity to deploy desalination quickly, if and when needed. The Plan explains that this approach has other benefits for the community and economy, in that it enables better use of the storage system and avoids the harsh economic and social impacts of level 4 and 5 restrictions. This still means there is no real commitment to waste conservation measures.

Groundwater resources have been identified in the Upper Nepean and in the Lower Nepean. Wingecarribee Shire Council convened a meeting, encouraging all Council's within the affected areas, Local Government Advisory Group (LGAG) and Local Government Shires Association (LGSA) to attend and discuss the possible impacts of using this deep aquifer water.

It was noted, that without investigating the full extent of the ramifications of using this deep aquifer water, otherwise known as "archaeological water", its exploitation would be a mistake.

It was also advised that proper scrutiny of the expert findings is required, as conflicting advice to the possible recharge of deep aquifers has been provided. Professor Lance Endersbee from Monash University claims that existing aquifers around the world are running out at an alarming rate. A local contractor from the Upper Nepean area has anecdotally advised the NSW Farmers Association, that the static level in a number of indicative bores around the area have fallen 24 metres since 2002.

The replenishment of the deep aquifers is not by rainfall as once thought. The source, it is thought of the groundwater that supports these deep-water aquifers lies in the interior of the Earth. Apparently there is a continuing release of water from the interior towards the surface of the Earth, as evident from the steam of volcanoes, and the water gushing from deep ocean vents. Over geological time, some of the rising water was trapped in its path towards the surface, and accumulated as underground reservoirs of water. Therefore, if extracted at a greater rate than replenishment, it will affect local flora and fauna, waterways and associated ecosystems. The Councils within the Upper Nepean region are very concerned at the proposal as little or no material is available to support the recharge claims.

Those people attending the meeting discussed the establishment of a reference group subject to the consent of constituent Councils to be known as the Independent Community Ground Water Reference Group (ICGRG). The purpose of this group would be to independently investigate and test the proposal by the NSW Government, contained in the (Sydney) 2006 Metropolitan Water Plan, to draw on ground water from the greater Sydney metropolitan area for the purpose of augmenting and supplying water to meet Sydney's domestic and industrial needs.

If the investigations and tests conducted by this group show that the ground water proposal is not sustainable, the group should report in detail upon such findings to the Government and all councils and local communities in the areas affected by the ground water proposal.

It was also suggested that a Steering Committee should be setup to constitute the ICGRG comprising of representative Councils supporting this motion.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Objective: Sustainable and liveable communities that respect, preserve and manage the heritage, cultural and natural assets of the City."*
>
> *“An informed community working together through strong local and regional connections.”*

Funding

There is no impact to the current budget.

RECOMMENDATION:

That:

1. Council support the formation of a Committee to be known as the ‘Independent Community Ground Water Reference Group' (ICGRG), for the purpose of independently investigating and testing the proposal by the NSW Government contained within the (Sydney) 2006 Metropolitan Water Plan, if:

a. The membership of ICGRG consists of representatives of all interested councils and citizens from the areas likely to be affected by the ground water proposal.

b. The ICGRG seeks the opinion of expert hydrologists, engineers and other appropriate experts to advise on such of the technical and other aspects of the ground water proposal.

c. The ICGRG lobbys for funding from the NSW Government to meet its expenses.

d. The ICGRG reports in detail upon its findings to the NSW Government, councils and local communities in the areas affected by the ground water proposal.

2. Council write to the LGAG and LGSA advising of the establishment of the committee and outcomes and request their support.

ATTACHMENTS:

AT - 1 Map regarding Test Bore & Monitoring Well Locations - Upper Nepean

AT - 1 Map regarding Test Bore & Monitoring Well Locations - Upper Nepean

**To view this image,
Please refer to the separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

Item: 165 CP - Ecosmart Pilot Program - (95498, 79348)

REPORT:

Introduction

The 'EcoSmart Living Pilot Program' was a sustainability educational program for households and small business in the Hawkesbury City, to arm the participants with the necessary information, advice and incentives to implement and encourage continual improvement to reduce water and energy use, to dispose of waste and address travel decisions with the aim of reducing the amount of Green House Gases, whilst showing participants how to save money, reduce wasteful behaviour and help to preserve the environment.

The program was based on national and international best practice using community based social marketing techiques and was part of a pilot study across seven Councils in Western Sydney.

The Pilot Program delivered:

- 30 Ecosmart House Assessments.
- 1 Ecosmart Living Community Event.
- Findings and Evaluation Report.

The key objectives of the Pilot program included:

- Provide quality education programs that change behaviour to:
  - be more aware how to reduce the use of water, energy.
  - Reuse and recycle.
  - Use other forms of transport.
- Assist clients to create their own targets for reduction.
- Lead by example.
- Provide information, services and programs to the highest quality and professionalism.

Program Findings

The pilot was designed to determine whether in-home assessments are likely to bring about behaviour change. Initial feedback indicates that it has *(refer to table 1)*.

Learning a new, complex pattern of behaviour like changing to a full water recycling system, normally requires modifying many of the small behaviours that compose an overall complex behaviour.

Behaviours that are steps toward a final goal, need to be reinforced and established first, with rewards given for partial accomplishment if necessary. Reinforcement describes the consequence that motivates individuals either to continue or discontinue behaviour.

Social learning theory, later renamed social cognitive theory, proposes that behaviour change is affected by environmental influences, personal factors, and attributes of the behaviour itself. Each may affect or be affected by either of the other two. A central tenet of social cognitive theory is the concept of self-efficacy. A person must believe in his or her capability to perform the behaviour. Additionally, a person must value the outcomes or consequences that he or she believes will occur as a result of performing a specific behaviour or action.

Outcomes may be classified as having immediate benefits (e.g., smaller bills to pay or long-term benefits e.g., environmental sustainability as a result of minimising energy consumption and dependency to fossil fuel, but because these expected out-comes are filtered through a person's expectations or perceptions of being able to perform the behaviour in the first place, self-efficacy is believed to be the single most important characteristic that determines a person's behaviour change.

Self-efficacy can be increased in several ways, among residents by providing clear instructions, providing the opportunity for skill development or training, and modelling the desired behaviour. To be effective, models must evoke trust, admiration, and respect from the observer; models must not, however, appear to represent a level of behaviour that the observer is unable to visualise attaining.

The pilot applied mechanims to obtain further information in regards to: what are the barriers to people actually requesting an assessment and what is the most effective assessment process to help participants improve the efficiency of their homes.

With each house assessment customer action plans were developed with the residents. Follow up revealed that participants had implemented 53% of the actions.

Table 1 - "Behaviour Change Analysis" shows

Participants Action Plan	Totals
Actions Chosen Per person	7.2
Actions Completed Upon Follow up	3.8
% Behaviour Change	53%

The program identified that each participating household achieved a 5-15% dollar saving by implementing a few of the identified actions within the home in their energy bills.

The assessors used the "House Rating program NABERS" (the National Australian Built Environment Rating System). This is a performance-based rating system for existing buildings. NABERS rates a building on the basis of its measured operational impacts on the environment.

Building owners, managers or occupants can manage and reduce these environmental impacts. NABERS is designed to provide a simple indication of how well you are managing these environmental impacts compared with your peers and neighbours.

The Pilot program across seven councils in western Sydney achieved a yearly reduction of 210 tonnes in green house gases, 15 Million litres of water saved, 200 created NSW Green House Gas Certificates and 53% intergeneration behavior change towards sustainability.

Conclusion

The EcoSmart Living Program Pilot was designed to be a collaborative program bringing together Corporate, Government and the Community into one program designed to assist all participants reduce the amount of energy, and water they use; improve their waste and recycling techniques; reduce travel related Greenhouse Gas Emissions and increase their awareness and understanding of sustainability issues through ‘learning by doing’.

The Pilot Program encouraged behavioural change towards sustainability practice and to provide a continuous environmental improvement that creates new social attitude toward sustainable decision-making by individuals within their community.

The community event identified future delivery techniques and processes to enable greater mainstream uptake of environmental action in the home and at work.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

1. *Sustainable and livable communities that respect, preserve and manage the heritage, cultural and natural assets of the City.*

2. *Promote environmental awareness and encourage community participation in management of natural, cultural and heritage assets.*

3. *Identify funding options and source funds to establish services and activities to improve community linkages and meet social, health, safety, leisure and cultural needs of the community.*

Funding

Investigate funding opportunities from the NSW Environmental Trust "City and Country Environment Restoration Program Major Projects" that do not affect Council's current budget position.

RECOMMENDATION:

That Council forward a letter of appreciation to WSROC and EcoSmart for the participation and success of the EcoSmart program.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

COMMERCIAL STRATEGY

Item: 166 CS - Smart Card Scheme - Business and Community Partnership - (95497, 91811)

REPORT:

The Commercial Response Unit (CRU) has been holding discussions with and has now received a proposal from a locally based smart card company Savvy Australia & NZ (Savvy) to establish a new and innovative program known as "Savvy Fundraising", which is planned to be launched in the Hawkesbury in the second half of 2006.

Savvy Fundraising has been established to assist Schools, Charities and Community Groups to raise additional funds for activities and programs by selling smart cards ("Fundraising Cards") that have been pre-loaded with free and/or discounted products and services, available from local businesses. At the completion of the program, the participating businesses make a donation to the originating organisation based on pre-agreed percentage of sales received via the Fundraising Cards in recognition of local shopper loyalty.

Unlike many fundraising programs like chocolate/cake/other food drives, which rely on an organisation selling a predetermined product to consumers (typically family and friends), Savvy Fundraising is based on providing:

- Consumers with a choice or selection of "everyday" products;
- Instant rewards for consumers that modify their shopping behaviour and shop locally;
- Multiple point-of-sales (to increase selling profile);
- Involvement of local businesses and local marketing opportunities;
- Better value from fundraising products, and
- A better fundraising experience and outcome.

Importantly, the concept moves away from buying specialty fundraising products, often from businesses outside our area, to buying local goods and services as the fundraising program helps to sustain local businesses in partnership with the fundraising organisation. A similar concept is the regional Entertainment Books that can be purchased for a defined area except that, Savvy Fundraising takes this customer rewards scheme one step further by linking market-based models with fundraising programs.

The incorporation of smart card technology allows easy tracking of sales via an "e-terminal" in the participating businesses. This will also allow a business to measure the success of the program as a marketing strategy.

An overview of the Savvy Fundraising program is as follows:

- Fundraising Cards would be sold for $5 dollars each, with $1 dollar automatically going to the fund raising organisation;

- A Fundraising Card's value would be determined by the business approached by the fundraising organisation and the value of the good and services offered by the businesses (minimum $50);

- Rewards and/or discounts could be negotiated for any type of good or service these may include a free item after a certain amount of spend or buy one/get-one-free type offerings;

- 100% of monies raised goes to the fundraising organisation (other than initial set up costs);

- It is simple and accessible, where every local business could potentially participate;

- It is perhaps the only-known scheme that allows local businesses and community organisations to work in partnership with very little set-up and/or administrative costs; and

- The Fundraising Cards can be used repeatedly, thereby increasing the potential for local sales and funds for the community group.

A Savvy Fundraising program would generally be set-up following the steps outlined in Table (1).

Table (1) - Savvy Fundraising - Program Set-up Steps

Steps	**What Happens?**	**Who?**
1.	Interested organisation provided with a Fundraising Kit to explain program and set-up requirements	Program operator
2.	Organisation signs-up with program provider (or dealer);	Organisation
3.	Organisation approaches local businesses to participate in program and negotiate Fundraising Card awards;	Organisation
4.	Fundraising Card printed and pre-loaded with school logo and business awards	Program operator
5.	E-terminal for Fundraising Card supplied to businesses	Program operator
6.	Smart Cards sold by students to parents and interested persons, with list of businesses and awards	Organisation
7.	Fundraising Card holders shop at businesses over set fundraising period	Consumer
8.	Fundraising Card swiped by businesses for each sale, which tracks sales and redeemed awards	Business
9.	School P&C collects donations from business after fundraising period, based on e-terminal information	Organisation

Savvy advises that Ebenezer Public School has agreed to participate in the program trial and is hoping to have its Fundraising Card operating by August 2006. The school is aiming to sell 500 Fundraising Cards and will target up to 30 businesses in the Windsor, Wilberforce and McGraths Hill business districts. Already two businesses in Windsor, have agreed to participate offering food and beverage (Myee house) and mobile phone services (FoneFitz).

Savvy will also be seeking other corporate sponsors and in particular is seeking the support of Council to help raise the profile of smart card technology and the fundraising scheme. Savvy seeks Council's support by:

(a) providing an official letter of endorsement of the program;

(b) communicating the program to local media (press release, Mayoral column etc);

(c) participating in the program by being a business that offers an award to be included on the Fundraising Card for Ebenezer public School. An award could relate to any of Council's commercial services, like free access to the waste management facility.

Savvy indicates the benefits to Council would include:

- *Positive community PR from being associated with local funds raising efforts to schools, charities and community groups;*

- *Council's name and logo to be carried by the town residents as well as permanently displayed in numerous businesses across town; and*

- *Assisting the local business community by giving it a competitive edge.*

Proposal

It is proposed that Council support the trial program in conjunction with Savvy Australia & NZ and Ebenezer Public School program as a corporate sponsor. This would entail:

(a) Communications and Marketing	via our standard mechanisms eg. Media Release, Mayoral Column, content of Council website;
(b) Council Logo	supplying of Council's marketing logo for use on the Fundraising Card;
(c) Award Offer	supplying an award for the Fundraising Card, being a half-price Family Swim Pass ($7 instead of $14) at Council's Oasis Leisure Centre, to be used during the fund raising period and one per card. Council's contractor who operates Oasis (YMCA) advises that it is happy to offer the award as described above, as the program is a good opportunity to support local fund raising and in turn promote the Oasis and increase sales.

It is considered that the program is innovative focusing on delivering better value for participants through the use of smart card technologies, which aligns with Council's e-enablement initiatives.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"- A prosperous community sustained by a diverse local economy that encourages innovation and enterprise to attract people to live, work and invest in the City.*
>
> *- Establishment of partnerships in the education, commerce, aviation, transport, health sectors, and others as identified.*"

Funding

Funding for this initiative can be met from within the approved budgets for local economic development programs.

RECOMMENDATION:

That on a 'without precedent' basis:

1. The Savvy Fundraising program be supported by Council in conjunction with Ebenezer Public School and that an amount of up to $1,000 be provided to cover any incidental costs in relation to access to Council's Oasis Leisure Centre as outlined in the report.

2. The Commercial Response Unit undertake negotiations with Savvy Australia & NZ and YMCA (Oasis Leisure Centre contractor), as appropriate to give effect to Part 1 above.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 167 **CS - Customer Service Assurance Program - (95497, 73824)**

Previous Item: 193, Ordinary (28 June 2005)

REPORT:

At the Ordinary Meeting held on 28 June 2005, Council resolved to establish a Customer Service Assurance Program (Program) in partnership with the Hawkesbury City Chamber of Commerce Inc (Chamber) and to enter into a performance-based deed for a three year term.

The intention was to set the Hawkesbury apart from its commercial rivals by offering a locally-based employee education program designed to address customer service and quality issues such as:

- Why focus on customer service?
- What is superior customer service?
- Identifying and knowing you customer's needs
- Getting customer feedback
- Identifying your key service activities
- Providing service that results in customer satisfaction
- Understanding Customer Service as your key competitive advantage.

However, due to other commitments, the Chamber has since written to Council requesting that the deed be terminated without penalty.

Under the terms of the deed, Council is able to apply a "Termination Amount" for early termination. The purpose of this charge is threefold:

1. To provide an incentive to Council's contractors to fulfil their obligations to Council in accordance with their stated service levels;

2. To mitigate the financial cost to Council in the event of early termination with regard to establishing and administering the contract; and

3. Where applicable, to provide a hedge against loss of income to Council arising from the dissolution of profit-sharing arrangements with commercial partners. (Council was expected to receive approximately $9,600 as its share of income from the program).

The deed specifies a formula for determining the amount payable by the contractor for early termination and is based on the total amount of charges paid, or expected to be paid by Council up to the point of termination - discounted by the amount of time remaining before the deed would normally expire.

Payments made by Council under the terms of the deed up to 31 September 2005 have been $7, 300. Council has not received an invoice from the Chamber since 31 September 2005. If Council had made regular payments (against an invoice) under the terms of the deed, payments would have amounted to $17,300 as at 30 June 2006. The remaining term of the deed is approximately two years.

Therefore, the Termination Amount (or discharge fee) applicable in this instance is $13,468 for termination of the deed as at 25 July 2006.

Proposal

It is proposed that Council agree to the request by the Chamber to terminate the deed and that a Termination Amount be applied in accordance with the terms of agreement. It is considered that the funds received by Council (in-lieu of the loss of income) could be applied to other education programs within the

Hawkesbury for economic development purposes; an example might be, the development of marketing plans for the Hawkesbury Bridge-to-Bridge Festival.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Establish mechanisms to ensure strategic directions are reflected in operational plans".*
>
> *"Cash Management - To ensure Council has sufficient cash resources to meet future commitments".*

Funding

Projected income of $9,600 will not be received due to early termination of program if funds not otherwise recovered.

RECOMMENDATION:

That:

1. Consent be given to the request by the Hawkesbury City Chamber of Commerce Inc (Chamber) to terminate its deed with Council for the provision of a Customer Service Assurance Program, effective from midnight on 25 July 2006, and that a Termination Amount of $13,468 be invoiced against the Chamber in accordance with the early termination provisions of the agreement.

2. Any funds received under Part 1 above, be applied to other education and/or marketing programs within the Hawkesbury for economic development purposes.

ATTACHMENTS:

AT - 1 Letter received by Council on 7 July 2006 from Hawkesbury City Chamber of Commerce Inc.

AT - 1 Letter received by Council on 7 July 2006 from Hawkesbury City Chamber of Commerce Inc.

**To view this image,
Please refer to the separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

Item: 168 CS - E-Commerce/Markets Advisory Committee - (95497, 91367)

REPORT:

Reference is made to the minutes of the meeting of Council's E-Commerce/Markets Advisory Committee (Committee) that was held on 29 June 2006, as included elsewhere in this Business Paper. Outlined below are the Committee's recommendations for consideration by Council in particular.

Item 7 - Royal Australian Air Force - Air Show 2006

The Committee considered a report that provided an update on Council's resolution of its Ordinary Meeting held 11 April 2006, being:

That:

1. *The Royal Australian Air Force Special Events Team be advised of Council's support for the Defence Force Air Show 2006 and welcomes the opportunity to work with the RAAF to jointly promote the Richmond Air Base and surrounds.*

2. *Authority be given to the General Manager to negotiate the suitable involvement of Council in the event as appropriate, including coordinating any involvement of the local business community in relation to on/off-site activities and facilities or the sponsorship thereof and also the appropriate use of the name "Hawkesbury" in relation to the event.*

3. *An amount of up to $10,000 be incorporated into the local economic development budget for this purpose for consideration as part of the budget approval process for the upcoming financial year.*

The RAAF has limited attendance at the Air Show to 40,000 that could give rise to traffic and crowd control issues. The Committee agreed that the anticipated influx of visitors to the Hawkesbury was an issue for the organisers. Hawkesbury Tourism will be requested to prepare promotional packages including local accommodation/restaurants/activities to assist in profiling the Hawkesbury for the event and return by Sydney residents in the future.

Next Steps

It is proposed that Council undertakes the following next steps to continue to support the Air Show 2006 and to promote the RAAF Base in the community:

- Remain informed on the progress with the Traffic Management Plan, as it must be approved by the Roads and Traffic Authority for the event to proceed;

- Put in place a procedure, closer to the event, for the event organiser to request limited road maintenance works subject to funds;

- Undertake promotion of the event, via standard communication channels, with details provided by the event organiser;

- Participate in the event organisers' official launch of the event, involving the Mayor;

- Attend the event organisers' general community briefing to the public;

- Finalise Council's involvement in the joint onsite VIP Program with the event organiser;

- Communicate details about the event organisers onsite Corporate Display Program to interested community groups and local businesses (ie notice, meeting), in advance of the event, and subject to the event organisers parameters;

- Meet with Hawkesbury Tourism and other relevant tourism associations to discuss tourist offerings for the show.

Committee Recommendation to Council:

That:

1. *The information is received about the Defence Force Air Show 2006.*

2. *Council adopts the procedures detailed in this report under the heading `Next Steps' to continue to support the Air Show 2006 and to promote the RAAF Base in the community.*

3. *The General Manager send a letter expressing the concerns of the E-Commerce/Markets Advisory Committee to the Defence Force concerning crowd control and parking issues.*

4. *The Commercial Response Unit investigate how the public can be redirected to other areas of the Hawkesbury in consultation with Hawkesbury Tourism.*

Item 11 - Commercial Response Unit Activity Review

The Committee considered a report on the priority areas for the CRU over the coming the year with an increased focus on the coordination of various internal teams for revenue generation purposes. The Committee agreed that the Hawkesbury Business Christmas Decorations Competition is an important marketing initiative of Council (given its success last year) and that this should continue pursuant to adopted budget and Management Plan again for this year.

General Business

Mr Melton resigned from the Committee due to a change in job description. He thanked the Committee members for their support and introduced Mr Simon Harrop, Area General Manager, as Telstra's nominated representative for the Committee. The Committee welcomed the ongoing support shown by Telstra to economic development within the Hawkesbury.

Proposal

It is proposed that Council endorse the recommendations of the e-Commerce/Markets Advisory Committee.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"- A prosperous community sustained by a diverse local economy that encourages innovation and enterprise to attract people to live, work and invest in the City.*
>
> *- Establishment of partnerships in the education, commerce, aviation, transport, health sectors, and others as identified."*

Funding

Where applicable, funding for these initiatives is already incorporated into the approved budgets for local economic development programs.

RECOMMENDATION:

That:

1. The minutes of e-Commerce/Markets Advisory Committee (Committee) of the meeting held on 29 June 2006 be received.

2. The Committee's work in relation to the Royal Australian Air Force - Airshow 2006 be noted and the General Manager be authorised to send a letter expressing the concerns of the Committee to the event organisers with regard to crowd control and parking issues.

3. The Hawkesbury Business Christmas Decorations Competition continue for 2006 and that support again be sought from local business to contribute to an initial cash prize pool of $16,000 as established by Council.

4. The resignation of Mr Justin Melton from the Committee be accepted and the General Manager be authorised to fill the casual vacancy on the Committee with another Telstra representative as offered by the company.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

INFRASTRUCTURE SERVICES

Item: 169 IS - Road Naming Proposal - Proposed Lockart Road, Wilberforce - (95495)

Previous Item: 67, Ordinary (14 December 2004)

REPORT:

Council had previously resolved that public comment be sought regarding naming of the presently un-named public road between Stannix Park and Sackville Roads, Wilberforce as "Lockart Road" and the public notification be extended a further kilometre down Stannix Park Road. A sketch plan is attached.

Public comment was sought by way of advertisement in the Hawkesbury Independent and correspondence addressed to statutory authorities, organisations, and proximate residents.

At time of closure of the public comment period the only comment received was that from the Geographical Names Board of NSW - no objection to use of the proposed name.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Objective: Implement processes to identify and respond to the infrastructure requirements (information, access and mobility) of groups with special needs."*

Funding

Funding is available within the signs construction component of the current budget.

RECOMMENDATION:

That the presently un-named public road between Stannix Park and Sackville Roads, Wilberforce, be named as "Lockart Road".

ATTACHMENTS:

AT - 1 Sketch Plan - Proposed Lockart Road, Wilberforce

AT 1 - Sketch Plan - Proposed Newton Place, McGraths Hill

To view this image,
Please refer to the separate
Attachments Document (Maps)

oooO END OF REPORT Oooo

SUPPORT SERVICES

Item: 170 SS - Monthly Investments Report - June 2006 - (96332)

REPORT:

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 tables outline the investment portfolio held by Council as at the end of June 2006. All investments have been made in accordance with the Act, Regulations and Council's Investment Policy.

June 2006

Investment Type	Balance B/fwd		Deposits	Withdrawals	Accrued Interest Reinvested	Balance End of Month	
Managed Funds	$19,281,479.83	*	$2,000,000		$92,254.34	$21,373,734.17	**
On Call Funds	$5,250,000.00		$4,690,000	-$6,840,000		$3,100,000.00	
Term Investments	$930,000.00					$930,000.00	
TOTAL	$25,461,479.83		$6,690,000	-$6,840,000	$92,254.34	$25,403,734.17	

* Actual
** Anticipated closing balance. This may vary slightly depending upon final interest return advice.

Investment Commentary

The investment portfolio decreased by $57,745 during June 2006. The decrease is mainly due to no rates instalment being due during June. Total income received during June amounted to $4.55m compared to expenditure of $4.83m in the same period.

Managed Fund performance underperformed the benchmark (UBS Australia) Bank Bill Index in June 2006 with an average return after fees of 5.78%, compared with the index of 6.01%. The managed funds portfolio has achieved a return after fees for the past 12 months of 6.09%, which outperformed the (UBS Australia) Bank Bill Index of 5.76% for the corresponding 12 month period.

Official cash interest rates have remained unchanged as 5.75%.

The investment portfolio is diversified across a number of investment types. This includes a number of managed funds, term deposits and on-call accounts.

The investment portfolio is regularly reviewed in order to maximise investment performance and minimise risk. Comparisons are made between existing investments with available products that are not part of Council's portfolio. Independent advice is sought on new investment opportunities.

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Objective: Maximise return on Council's investment portfolio"*

Funding

Funds invested with the aim of achieving budgeted income in 2005/2006.

Lisa Desmond
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 171 **SS - Classification of Land - 126 George Street, Windsor - (95496, 107)**

Previous Item: 358, Ordinary (15 November 2005)
37, Ordinary (13 July 2004)

REPORT:

Council, at it's Meeting of 15 November 2005 considered a report regarding the purchase of Loder House, 126 George Street, Windsor (Lot 1 in Deposited Plan 580752) from the Department of Infrastructure and Planning and resolved, in part, that "*Upon acquisition, the property be classified as operational land and subsequently offered for sale in accordance with Council's resolution of 13 July 2004.*

Previously, Council at it's meeting of 13 July 2004 resolved, in regard to this property:

> *"That following the purchase of Loder House that the property be offered for sale at public auction".*

The purchase of Loder House from the Department of Infrastructure and Planning has now been completed, in accordance with Council's resolution of 15 November 2005, with settlement occurring on 3 July 2006.

With regard to the classification of this property, Section 31(2) of the Local Government Act 1993 is relevant and is as follows:

> *"31(2) Before a council acquires land, or within 3 month after it acquires land, a council may resolve (in accordance with this Part) that the land be classified as community or operational land".*

In this regard, Section 34 of the Act deals with the requirements concerning public notice and is as follows:

> *"34(1) A council must give public notice of a proposed resolution to classify or reclassify public land.*
>
> *34(2) The public notice must include the terms of the proposed resolution and a description of the public land concerned.*
>
> *34(3) The public notice must specify a period of not less than 28 days during which submissions may be made to the council".*

As required, a public notice was placed in the Hawkesbury Independent on 23 May 2006 advising of Council's proposal to classify the land *"operational"* and seeking submissions in relation to the same.

As at the closing date, being 21 June 2006, no submissions had been received.
Accordingly, it is recommended that the subject property now be classified as "*operational*".

Conformance to Strategic Plan

This proposal is deemed to conform with the objectives set out in Council's Strategic Plan ie:

> *"Implementation of opportunities identified within the property development strategy and subsequent resolution of Council regarding property sales"*
>
> and

"Process Miscellaneous Property Matters"

Funding

The proposal to reclassify the property will enable its subsequent sale in accordance with Council's previous resolution and reimburse Council's Property Development Resume

RECOMMENDATION:

That Council classify the property known as Lot 1 in Deposited Plan 580753 being 126 George Street, Windsor as operational land in accordance with Section 31(2) of the Local Government Act 1993.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 172 **SS - Woodlands Park Pony Club - Lease of Council Property in Sackville Road, Wilberforce - (74151, 79337)**

Previous Item: 12, Ordinary (25 January 2005)

REPORT:

At the meeting of Council held on 25 January 2005, consideration was given to a report regarding the formalisation of occupation by the Woodlands Park Pony Club of a portion of Council's property located at 295 Sackville Road, Wilberforce. A copy of the report to this meeting of Council is included as Attachment A to this report.

Subsequently the Council resolved as follows:

"That:

1 Council enter into a 10 year lease with Woodlands Park Pony Club with the rental to be a "peppercorn" rental of $1.00 per annum. The Pony Club is to be responsible for outgoings including electricity, water rates and usage, sewer charges and licences fees if applicable.

2. The Club be advised that it should not adopt the view that the lease will be renewed at the end of this period as the property will remain as part of Council's property development strategy and will be redeveloped upon appropriate services becoming available.

3. Authority be given for any documentation in association with this matter to be executed under the Common Seal of Council."

The Woodlands Park Pony Club has occupied a portion of 295 Sackville Road, Wilberforce for a considerable period of time and the intention of the report, and Council's subsequent resolution, was to formalise the occupation of a portion of the site by way of lease. The Pony Club actually occupies an area of approximately two thirds of the site known as 295 Sackville Road, Wilberforce, Lot 242 DP 1004592.

It will be noted from the previous report submitted to Council, and Council's subsequent resolution, that this site is incorporated as part of Council's property development strategy, and it is proposed that it be redeveloped once the appropriate services become available.

Council's records indicate that this position has been conveyed to the Club on a number of occasions in the past, with it being indicated to the Club that they should not view their use of the site a long term proposition as Council would ultimately seek to redevelop the property, effectively when the Three Towns Sewerage Scheme is implemented and sewerage services become available to the site.

In accordance with Council's resolution, appropriate action was commenced to lease the portion of the site occupied by the Club, and appropriate instructions were issued to Council's solicitors.

Subsequent investigation by and resulting advice from Council's solicitors indicated that provisions inserted into the *Environmental Planning and Assessment Act* in 1997 prevented the leasing of a portion of the total site to the Club as proposed. In view of this advice alternative actions to facilitate the lease were investigated, and it appeared that the only alternative option was to sub-divide the property to allow the lease of a portion occupied by the Club as a separate and entire lot.

Unfortunately, as the property is currently zoned for rural purposes, the provisions of Council's planning scheme prevented the subdivision of the property due to insufficient lot sizes being available.

As a result of the above it was then proposed to lease the entire lot to the Pony Club and action was commenced in this regard. However, prior to the execution of documentation by Council the imminent implementation of the Three Towns Sewerage Scheme was announced and it became apparent that services to the site may be available in the relatively near future, enabling the site to be rezoned for industrial purposes as part of the review currently being undertaken with the Council's planning scheme.

In light of this latest development, alternative avenues have been explored with a view to both securing the use of a portion of the site by the Pony Club in accordance with Council's resolution of 25 January 2005 whilst, at the same time, preserving Council's ability to develop at least part of the site initially for industrial purposes upon its rezoning and services becoming available, resulting in a significant income stream for the Council.

A possible avenue for achieving this aim would be to provide the Club with a lease of the entire site for a period of three years, being the period in which it would be reasonably expected that the site would be rezoned and services become available. In addition, Council could also enter into a Memorandum of Understanding with the Club to effectively provide that at the conclusion of the lease, and in the event of the property being rezoned for industrial purposes, that the Council would then sub-divide the property to enable a further lease of that portion of the property occupied by the Club to be granted to the Club for a period of three years, with an option for a further three years. This would then enable Council to commence development of the remaining portion of the property for industrial purposes, should it be rezoned in this fashion. It should be noted that eh remaining portion of the property is currently vacant and not used by the Club or any other organisation.

This matter has been discussed with Council's solicitor who has indicated that the above suggested course of action would be appropriate and could be implemented and, whilst protecting Council's ability to develop a portion of the site in the future, would also provide the Club with security in respect of occupation of the site for the period in question.

The matter has also been discussed with representatives of the Club and they appear to be agreeable with this suggested course of action.

Accordingly, in view of the nature of this matter, the comments contained within this report and, in an endeavour to progress the matter to the satisfaction of both the Council and the Club, the following recommendation is submitted for Council's consideration:

Conformance to Strategic Plan

The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e:

> *"Implementation of opportunities identified within the property development strategy and subsequent resolutions of Council regarding property issues."*

Funding

The lease of the property has no funding implications as it is for a peppercorn rental, however, future possible development of part or all of the site has the potential to develop a significant income stream for Council.

RECOMMENDATION:

That:

1. The information concerning developments as a result of Council's resolution of 25 January 2005 concerning the lease of part of 295 Sackville Road, Wilberforce to the Woodlands Park Pony Club be noted.

2. In the light of the developments outlined in the report, and in lieu of Council's resolution of 25 January 2005, Council now agree to enter into a three year lease with the Woodlands Park Pony

Club of 295 Sackville Road, Wilberforce, being Lot 252 DP 1004592, at a peppercorn rental of $1.00 per annum on the basis of the Club being responsible for all outgoings, including electricity, water rates and usage, sewer charges and licence fees, if applicable.

3. At the same time as entering into the lease referred to in 2 above, the Council also enter into a Memorandum of Understanding with the Club regarding the subsequent lease, after the initial 3 year period, of that portion of the site currently occupied by the Club as outlined in the report.

4. As indicated previously, and in Council's resolution of 25 January 2005, the Club be advised that it should not adopt the view that the lease of the property will be renewed at the end of the periods referred to above, as the property forms part of Council's property development strategy, ultimately providing for redevelopment of the site for appropriate purposes in future.

5. Details of Council's resolution be conveyed to the Woodlands Park Pony Club, with the advice that Council is not and will not be bound by the terms of its resolution, until such time as appropriate legal documentation to put such resolution into effect has been agreed to and executed by all parties.

6. Authority be given for any documentation in association with this matter to be executed under the Seal of Council.

ATTACHMENTS:

AT - 1 Item 12, Ordinary Meeting, 25 January 2005 - Woodlands Park Pony Club - Sackville Road, Wilberforce.

AT - 1 Item 12, Ordinary Meeting, 25 January 2005 - Woodlands Park Pony Club - Sackville Road, Wilberforce.

ITEM 12: ORG B - Woodlands Park Pony Club - Sackville Road, Wilberforce - (74151, 79337)

REPORT:

Woodlands Park Pony Club have made an approach to Council to formalise their current occupation of a portion of Lot 252 in deposited Plan 1004592, being 295 Sackville Road, Ebenezer by entering into a lease.

The Pony Club have been occupying this land for some time since prior to 1989. The land has been identified on Council's property development strategy for industrial development subject to sewer services becoming available. It is currently zoned Rural 1(b) and a rezoning application to rezone to General Industrial 4(a) was not supported by the Department of Urban Affairs and Planning on the basis of inadequate water and sewer services in the area. The total area of the land is 7.685 hectares and the club currently occupies approximately two thirds.

There have been various negotiations over the years in an effort to relocate the club to a suitable alternative site with none being successful.

While the site has been occupied on a rent free basis, and the years the club has undertaken many improvements to the site at their own cost including fencing, yards, shedding, arenas and cross country courses. They consider that the club has made a significant contribution to the recreational needs of many families in the Hawkesbury District. The pressure to secure land due to urban expansion on other surrounding pony/riding clubs, such as Kellyville has been evident, and their experience has encouraged Woodlands Park to make this application.

Given the limited industrial land in the Wilberforce area, it is considered that the land should be retained until services are available and at that time a rezoning application be made. However in order to provide the club with some security over the medium term, it is suggested that a ten year lease be provided to the club. It is proposed that the lease be under a peppercorn rental of $1.00 per annum and the club meet all outgoings including electricity, water rates and usage, sewer pump out and licence charges if applicable.

It is considered that Council should confirm with the Pony Club that no development will take place on the portion they occupy during the term of the lease, however no guarantee will be given that the lease will be renewed at the end of the ten years, and Council will retain the land on the property development strategy for possible redevelopment upon services becoming available.

RECOMMENDATION:

That:

1. Council enter into a 10 year lease with Woodlands Park Pony Club with the rental to be a "peppercorn" rental at $1.00 per annum. The Pony Club is to be responsible for outgoings including electricity, water rates and usage, sewer charges and licences fees if applicable.

2. The Club be advised that it should not adopt the view that the lease will be renewed at the end of this period as the property will remain as part of Council's property development strategy and will be redeveloped upon appropriate services becoming available.

3. Authority be given for any documentation in association with this matter to be executed under the Common Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

Item: 173 **SS - Bligh Park Pedestrian Laneways - (95495, 95496)**

Previous Item: 109, Ordinary (30 May 2006)

REPORT:

At it's Meeting of 30 May 2006, Council gave consideration to a report regarding the closure of a number of pedestrian laneways within Bligh Park and resolved:

"That:

1. *The closure of laneways numbered 4, 8, 10 (subject to an agreement to purchase by Housing Department), 22, 26, 43 ,47, 48, 49 and 50 be adopted in principle.*

2. *Negotiation with adjoining owners of the laneways identified in relation to support of the closures and possible purchase of those laneways be undertaken.*

3. *Footpaths be constructed as necessary to provide alternative pedestrian routes to replace laneways which are closed.*

4. *Safety improvement measures consistent with the recommendations of the Police Safety Audit, be developed for those laneways remaining open.*

5. *The matter be further reported to Council, including advice relating to the process which would be required in future to close those laneways which are Council reserves or crown reserves".*

As previously outlined in the report to Council on 30 May 2006, requirements for closing laneways include:

- Application to Department of Lands for Approval of Closure by Minister
- Road Closure Plan for each laneway (survey)
- Consolidation Plan of laneway to respective adjacent properties (survey)
- Council Development Application for lot creation/consolidation
- Valuations
- Contracts for Sale for each lot to be sold
- Further public consultation to meet statutory requirements
- Agreement by parties
- Gain approval of relevant authorities for easements for services
- Preparation of easement documents
- Relocation of fencing and possible removal of concrete

Also, as previously outlined, costs for the above requirements include, but are not limited to:

- Application Fee to Department of Lands
- Survey Fee
- Development Application Fees and costs of any conditions
- Plan Registration Fees
- Contract Transfer costs, including stamp duty and legal fees
- Valuation Fees
- Purchase Price (Market Valuation)
- Administration Fees
- Advertising Costs

- Costs of relocating fencing, services and possible removal of concrete, where necessary, would need to be considered.

It is pointed out that the ultimate decision for the closure of a public road/laneway is made by The Minister for Lands through the Department of Lands. All issues relating to the closure must be resolved prior to a decision being made by that Department. Where a laneway adjoins multiple properties it is generally the Department's requirement that all adjoining owners agree to the closure. It is also preferable to ensue that the whole length of a laneway is closed to avoid any dead ends being created.

Prior to any correspondence being forwarded by Council to the owners of the properties adjoining the laneways proposed to be acquired, outlining the process and costs involved, the issues regarding cost responsibility and value of the laneways require direction from Council.

With regard to the various costs associated with the process, it is Council's usual practice to obtain a deposit of $5,000 from each prospective purchaser, which is held in trust and used to cover the necessary expenses as they occur (excluding the purchase price). The balance of this deposit, if applicable, is refunded when the matter is completed or if the proposed purchaser opts not to proceed with the purchase.

However, Management has discussed the processes and costs involved and has suggested the following financial arrangements as being appropriate:

Application Fee:	*Split 50/50 between Council and Resident*
Legal/Solicitors Costs:	*Each party responsible for the payment of their own costs*
Surveyor Costs:	*Split 50/50 between Council and Resident*
Development Application Fees and associated costs:	*Split 50/50 between Council and Resident*
Valuation Costs:	*Council's Responsibility*
Advertising Costs:	*Split 50/50 between Council and Resident*
Administration Fees:	*To be waived*
Stamp Duty:	*Resident's Responsibility*
Transfer Costs:	*Resident's Responsibility*
Fencing, Services, etc:	*Resident's Responsibility*

With regard to the determination of the market value of each laneway, it is Council's usual practice that the market value of the land is paid by the purchasers. Whilst a valuation is required for each of the laneways, it may be necessary to obtain an estimate of the value of a laneway in Bligh Park, on a per square metre basis, to assist with initial discussions.

Accordingly, it is proposed to initially forward correspondence to prospective purchasers outlining the process involved, who is responsible for associated costs and an approximate market valuation of the land to be purchased. The owners who had previously indicated an interest in purchasing an adjoining laneway be requested to confirm this interest to enable this matter to proceed.

Conformance to Strategic Management Plan:

This proposal is deemed to conform to the objectives as set out in Council's Strategic Management Plan, i.e.

> *"Processing miscellaneous property matters"*

Funding

Initially any expenses, such as legal costs, that are Council's responsibility would be paid from the various expense accounts and then subsequently reimbursed with the proceeds from the sale of the laneways.

RECOMMENDATION:

That in regard to the closure and sale of the laneways previously identified in Council's resolution of 30 May 2006, Council adopt the cost responsibility arrangements outlined in the report and the need for proposed purchasers to pay an agreed market value for any laneway purchased.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

CONFIDENTIAL REPORTS

Item: 174 **IS - Tenders for the Rehabilitation Works of Blaxlands Ridge Ponds, Stage 2 - Tender No. 015/FY06 - (79357, 84289) CONFIDENTIAL**

Reason for Confidentiality

*This report is **CONFIDENTIAL** in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act, 1993, and the matters dealt with in this report are to be considered while the meeting is closed to the press and the public.*

Specifically, the matter is to be dealt with pursuant to Section 10A(2)(c) of the Act as it relates to details concerning tenders for the supply of goods and it is considered that the release of the information would, if disclosed, confer a commercial advantage on a person or organisation with whom the council is conducting (or proposes to conduct) business and, therefore, if considered in an open meeting would, on balance, be contrary to the public interest.

In accordance with the provisions of Section 11(2) & (3) of the Local Government Act, 1993, the reports, correspondence and other relevant documentation relating to this matter are to be withheld from the press and public.

ordinary

section 5

reports of committees

SECTION 5 - Reports of Committees

ROC - E-Commerce/Markets Advisory Committee - 29 June 2006 - (91367)

Minutes of the Meeting of the E-Commerce/Markets Advisory Committee held in the Committee Rooms, Windsor, on 29 June 2006, commencing at 7:00pm.

Present:	Councillor Bart Bassett Councillor Trevor Devine Councillor Neville Wearne Councillor Rex Stubs Mr Graeme Faulkner Mr Rob Ewin Ms Janette Fairleigh Mr Simon Harrop Mr Zac Hope Mr Peter Hudson Mr Justin Melton Ms Fiona Mann Mr Senaka Ariyasinghe
Apologies:	Councillor Barry Calvert Mr Barry Crockford Mr Stephen Phillips
In Attendance:	Ms Jan Readford (Minute Secretary)

RESOLVED on the motion of Ms Janette Fairleigh and seconded by Councillor Devine that the apologies be accepted.

SECTION 1 - Confirmation of Minutes

1. ROC - E-Commerce/Markets Advisory Committee Minutes - 2 March 2006 - (91367)

The following amendment was noted on Page 7 - should state Mr Peter Hudson.

MOTION:

RESOLVED on the motion of Ms Fairleigh, seconded by Councillor Devine.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Ms Fairleigh, seconded by Councillor Devine that the Minutes of the E-Commerce/Market Advisory Committee held on 2 March 2006, be confirmed.

SECTION 2 - Presentations to the Committee

1. Telstra Transformation

- Mr Justin Melton gave a update on Telstra's long term vision and transformation program highlighting Telstra's market based management plan; investment in future technology; operational business support systems and SME business plans.

- Mr Melton indicated there are telecommunication gaps in the Hawkesbury due to spread of the population, and Federal funding is available for additional mobile towers for distant locations ie St Albans and Colo including Bells Line of Road and Putty Road.

- Mr Melton resigned from the Committee due to a change in job description effective from the end of this meeting. He thanked the Committee members for their support and introduced Mr Simon Harrop, Area General Manager, as Telstra's nominated representative for the Committee.

SECTION 3 - Reports for Determination

Item: 7 EMAC - Royal Australian Air Force – Air Show 2006 - (95497, 91811, 81055)

Previous Item: 79, Ordinary (11 April 2006)

DISCUSSION:

- Ms Mann advised that the Council is coordinating onsite programs and monitoring the RAAF's progression with various approvals ie traffic management plan with RTA, as well as ensuring that the community has a presence on site.

- Mr Faulkner expressed concern that the RAAF has limited the attendance at the Air Show to 40,000 which could give rise to traffic and crowd control issues. The Committee was advised by Ms Mann that the RAAF has indicated that parking will allow for up to 60,000.

- A community briefing will be held on 26 July 2006 at which all local community groups will have the opportunity to hear how they can participate, associated costs, arrival times etc. Hawkesbury City Chamber of Commerce has been asked to attend the briefing and assist with strategies.

- The RAAF has already indicated they expect visitors to arrive by bus and train and those tickets will be pre-sold @ $20/person. Individuals arriving by car on the day, who have prepaid to travel by train, will not be allowed entry.

- Mr Ewin advised that the Visitors Information Centre has had a large number of enquiries for details on the event however there is nothing available at this time from the RAAF.

- Ms Mann advised that the CRU will request Hawkesbury Tourism to prepare promotional packages including local accommodation/restaurants/activities for circulation.

- The RAAF has advised that the road between Windsor and Richmond will be closed restricting ability to access.

- A single food contractor has been secured by the RAAF.

- Councillor Bassett commented that with minimal capacity for local community involvement during the Air Show, we need to ensure that the Hawkesbury is profiled so that Sydney residents will want to return over the coming months.

- Councillor Devine suggested that there may be an opportunity for John Miller to provide a tourist bus service into Windsor and Richmond to take advantage of local facilities with drop off and pick up points. Ms Mann will follow up with Hawkesbury Tourism.

- Mr Faulkner advised that the RAAF is only interested in showcasing defence, its trained personnel, recruitment and the aerial display.

- The Committee was concerned about the overflow and potential chaos that will occur with attendees without tickets, and would like the Commercial Response Unit to consider how the public can be redirected to other areas in the Hawkesbury. It was acknowledged that traffic management is the responsibility of the event organisers, ie RAAF.

MOTION:

RESOLVED on the motion of Councillor Wearne, seconded by Councillor Stubbs.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Wearne, seconded by Councillor Stubbs

That:

1. The information is received about the Defence Force Air Show 2006.
2. Council adopts the procedures detailed in this report under the heading `Next Steps' to continue to support the Air Show 2006 and to promote the RAAF Base in the community.
3. The General Manager sends a letter expressing the concerns of the E-commerce/Markets Advisory Committee to the Defence Force concerning crowd control and parking issues.
4. The Commercial Response Unit investigates how the public can be redirected to other areas of the Hawkesbury in consultation with Hawkesbury Tourism.

Item: 8 EMAC - Establishing a Community Wireless Broadband Network in the Hawkesbury Region - (95497,79352)

DISCUSSION:

- Mr Hudson commented that current technology is not fully utilised because the public in general do not know how to use what is currently available.

- Mr Melton reminded the Committee that there are already three (3) networks in the Hawkesbury, advising that Telstra can establish café `hot-spots' readily.

- Mr Faulkner advised that the process is two-fold: while Council could market what is already available to its constituents, it is important to educate the public on other available options and canvas interest.

MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Mr Rob Ewin.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Mr Rob Ewin.

That:

1. The E-commerce/Markets Advisory Committee establish a working party to investigate the feasibility of a Hawkesbury Community Wi-Fi service by developing a business case, including costings, for further consideration by the Committee and reporting to Council.

2. The composition of the working party include: Mr Hudson, Mr Hope, Mr Ariyasinghe, and Ms Fairleigh. The working party to meet in three (3) weeks.

Item: 9 EMAC - Hawkesbury Business Cost Differentials – Local Impacts (95497)

DISCUSSION:

- Ms Mann advised that there are a number of hidden costs directly associated with the geographical location of the Hawkesbury and that awareness by the local community should be raised with strategies identified to counteract ie lobbying or seeking grants.

- Councillor Bassett advised that recent publicity revealed that Integral has been charging the businesses and residents in the Western suburbs a higher charge than those in the Eastern suburbs for some considerable time to cover the cost of infrastructure roll out.

- Mr Faulkner stated a similar exercise was undertaken by Wagga Wagga Council which resulting in competitive STD prices being developed for the business community based on the competition between the providers.

- Councillor Devine declined to join the working party indicating his inability to include the holding charges for developers as due cause.

MOTION:

RESOLVED on the motion of Mr Rob Ewin, seconded by Councillor Wearne.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Mr Rob Ewin, seconded by Councillor Wearne.

That:

1. The E-commerce/Markets Advisory Committee establish a working party to identify and quantify where possible, the hidden costs of doing business within the Hawkesbury relative to other locations and report back to the Committee.

2. The composition of the working party include: Councillor Bassett, Mr Faulkner, Mr Ewin and Ms Mann.

Item: 10 EMAC - Business Plan 2006-2007 (91367, 95497)

DISCUSSION:

- Mr Faulkner indicated that the Committee needs to concentrate more on educating the business and general community by facilitating and applying more resources to this approach in order to bridge the gap in knowledge.

- Mr Melton and Mr Hudson believe that there is an over emphasis on infrastructure in the Business Plan, and that core goals with a specific emphasis on education should be introduced. Mr Hudson emphasised that conducting training courses alone for the community was insufficient and that a mechanism to obtain follow-up support and advice is essential.

- Mr Faulkner will ask Mr Phillips and Mr Ariyasinghe to refine the Business Plan downwards with increased emphasis to be placed on increasing the education process and bridging the gap for the community.

- Mr Faulkner indicated that the responsibility of the Committee is to facilitate the roll out of infrastructure of e-commerce/m-commerce in the broad view and to ensure that the community understands.

- Ms Fairleigh reiterated that the Council's intention was to lead the way with IT capabilities. Mr Faulkner indicated that the IT audit had been conducted and that Council's IT capabilities are being transformed.

MOTION:

RESOLVED on the motion of Councillor Bassett, seconded by Councillor Ms Janette Fairleigh.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Bassett, seconded by Councillor Stubbs.

That:

1. The overall 2005/2006 Business Plan be retained.

2. The 2006/2007 Business Plan be redefined with the introduction of three (3) core goals, measurable within twelve (12) months, to focus on M-commerce, Education and one other goal to be determined by management.

3. The updated 2006-2007 be circulated to the Committee indicating how it aligns with the strategic planning process.

SECTION 4 - Reports for Information

Item: 11 EMAC - Commercial Response Unit - Activity Review (91811, 95497)

Previous Item: 85, Special (2 May 2006)

DISCUSSION:

- The Committee agreed that the Hawkesbury Business Christmas Decorations Competition is an important marketing initiative of Council (given its success last year) and that this should continue pursuant to adopted budget and Management Plan again for 2006.

- A summary of the service level changes for the Commercial Response Unit are as follows:

Service Area	Activity	Status	Comment	Time Commitment
Corporate	Revenue Generation Teams	Started	Coordinate & participate in teams	High
	Grants Committee	Continue	Linked to Revenue Generation Teams	High
	Executive support to Council	Continue	Administration & activities	High
	Western Sydney Marketing/Connection (Ambassador)	Continue	Administration & activities	Low
	Strategic Relationship Development - GWSEDB, GROW	Continue	Administration & activities	Low
	Executive support to EMAC	Continue	Administration & activities	High
	Customer/community enquiries	Continue	Administration & activities	High
Economic Development	Business Skills Program (eg. YAA)	Continue	Finish end October 06.	High
	Directional Signage Policy - implementation	Continue	Operational phase – designing/ installing. Milestones further spaced	Medium
	Business Advisory Service	Terminate	Re-prioritised resources	Nil
	Sister City Program/ H-SSA	Continue	Administration	Low
	UWS Undergraduate Scholarship	Monitor	Contractual	Low
	Economic Study	Terminate	Budget constraints	Nil
	Special Projects – Technology Park/ RAAF Base	Continue	Meetings with stakeholders & administration	Medium
	Business Infrastructure - Register/ audit	Terminate	Re-prioritised resources	Nil
	Business Infrastructure - Glossodia/ Wilberforce Shopping Centre Signs	Terminate	Completed – end fin. yr	Nil
	M-Commerce Strategy - via EMAC	Defer	Concept development	Nil
	Research & analysis of local economic conditions: (land, skills, employment access, etc)	Defer	Knowledge-base development	Nil
	Business customer service - new proposals, regulatory approvals advisory (DA), enquiries	Monitor	Customer service	Low
Marketing	Hawkesbury Tourism - tourism operational (VIC) - Chamber	Continue	Contract Management	Medium
	Commercial Development Enterprise Program – Enquiries/ applications	Defer	Re-assess, 2007	Nil
	CDE - Cooperative Marketing Program - WBG	Monitor	Contract Management	Medium
	CDE - Customer Service QA Program - Chamber	Monitor	Contract Management	Medium
	Excellence in Business Awards Program - Chamber	Monitor	Contract Management	Low

Service Area	Activity	Status	Comment	Time Commitment
	Business Christmas Decorations Competition	Continue	Town Marketing Program	Medium
	Joint Tourism Marketing – Hawkesbury & Lithgow Tourism Partnership – Flags, maps, brochures	Continue	Relationship management & administration	Low
	The Botanist's Way Project - Stage 1	Terminate	Completed	Nil
	City-wide marketing campaign	Terminate	Budget constraints	Nil
	Joint Tourism Product Development – Blue Mtns Greater Blue Mtns Tourist Drive (ATDP grant)	Continue	Steering Committee, likely revenue, through print room business unit	Low
Business Development	Business Breakfast Program	Defer	Re-assess - 2007	Nil
	Business seminars, eg, HSX, Loyalty Programs etc	Terminate		Nil
	Business Registers/ Website Portal	Terminate		Nil
	Richmond Business Advisory Service – Board Director (PC&D BAC)	Terminate	No allocation of funds in next Budget to support service.	Nil
	Strategic Event – Bridge 2 Bridge Festival concept –	Continue	Working party established and in start-up phase	Low
	Strategic Events – Air Show 2006	Monitor	Finish end October 2006. Assist with enquires & promote onsite opportunities for local business	Medium
	Top 20 Employer Visitation Program	Defer	Re-assess, 2007	Nil
	Business Networking Mayoral Function - Welcome to New Business	Terminate	Re-prioritised resources	Nil
	HCC Property Development Projects - Macquarie St, Windsor	Continue	Linked to Revenue Generation Teams	Medium
	HARtDAC – Agricultural Retention Strategy recommendations	Terminate	Wind-up Council involvement	Nil

MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

That the information be received.

Item: 12 EMAC - Young Achievements Australia - Hawkesbury Business Skills Program 2006 (95497)

DISCUSSION:

- Mr Hudson advised that recent attendance by the students at a joint meeting for business skills review with other school teams in Sydney, revealed that the Hawkesbury students are ahead of the field. The students have developed and manufactured a mobile phone sock, and with 3 other teams with the same idea, they are now in negotiations to manufacture for those teams. The students have recognised that they do not want to sell too many shares and understand cash flow. They are performing well as a committee and Mr Hudson thanked Hawkesbury Council for sponsoring this beneficial activity.

- Councillor Bassett observed at a recent meeting with the students that they were very proud of what they are achieving.

- Ms Mann confirmed that the Company - `Happy Aquador' - will be wound up by 31 October 2006. The students will participate in a Trade Day around August/September 2006, competing against 40 other Young Achievements Australia student companies, all selling their products. The students have proposed to give all purchasers of the mobile phone sock a ticket - the winner being eligible to win a hardware prize (hopefully to be donated by Telstra).

MOTION:

RESOLVED on the motion of Councillor Wearne, seconded by Councillor Stubbs.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Wearne, seconded by Councillor Stubbs

That Management prepares a report on how Council can express gratitude to the voluntary mentors involved in the Young Achievements Australia - Hawkesbury Business Skills Program 2006, and bring back to the Committee.

Item: 13 EMAC - Developing Capital Markets - Hawkesbury Stock Exchange - Update - (95497)

Previous Item: 317, Ordinary (1 November 2005)

DISCUSSION:

- Ms Mann confirmed that an information session conducted by Newcastle Stock Exchange (NSX) has been held for all Hawkesbury legal and accounting firms. However to date there has only been one follow up enquiry to NSX following that event.

- It was noted that the next step was to consult with the community, however this has not been achieved due to the changed priorities for the Commercial Response Unit. All enquiries are therefore to be directed to NSX for the present time.

- Councillor Devine believes that the listing rules for a Hawkesbury Stock Exchange are not onerous enough, and expressed concern about potential risks for the community and possible backlash on Council for encouraging investment.

- Councillor Stubbs noted that due to low interest shown by business in the Hawkesbury, consideration may need to be given to a regional stock exchange.

MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

That the information be received.

Item: 14 EMAC - 2006 Welcome to Business - Mayoral Reception - Update (95497, 91811)

Previous Item: 243, Ordinary (9 August 2005)

DISCUSSION:

- Mr Faulkner terminated the 2006 Welcome to Business - Mayoral Reception due to re-allocation of resources for the Commercial Response Unit, as per Council's resolution.

MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

Refer to RESOLUTION

RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Bassett.

That the information be received.

GENERAL BUSINESS

1. Resignation - Mr Justin Melton

Mr Melton resigned from his position on the E-commerce/Markets Advisory Committee and thanked the members of the Committee for their support. Mr Melton indicated that his position on the Committee not only enabled him to expand his knowledge and understanding of the Hawkesbury and its requirements, but directly attributed to the improvements in Telstra telecommunications. Mr Melton leaves the Committee to take up a new role in Telstra as Sales Director Channels Area.

The Committee welcomed the ongoing support shown by Telstra to economic development within the Hawkesbury.

Councillor Bassett gave a vote of appreciation on behalf of the Committee for the efforts displayed by Mr Melton as Chairperson over the past 2 years.

The meeting terminated at 8.40pm.

Submitted to and confirmed at the meeting of the E-commerce/Markets Advisory Committee held on 29 June 2006.

oooO END OF REPORT Oooo

ordinary

meeting

end of business paper

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