



Hawkesbury City Council

ordinary
meeting
business
paper

date of meeting: 09 December 2008

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 fsut@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.

Planning Decision

Under Section 375A of the Local Government Act 1993, details of those Councillors supporting or opposing a 'planning decision' must be recorded in a register. For this purpose a division must be called when a motion in relation to the matter is put to the meeting. This will enable the names of those Councillors voting for or against the motion to be recorded in the minutes of the meeting and subsequently included in the required register.

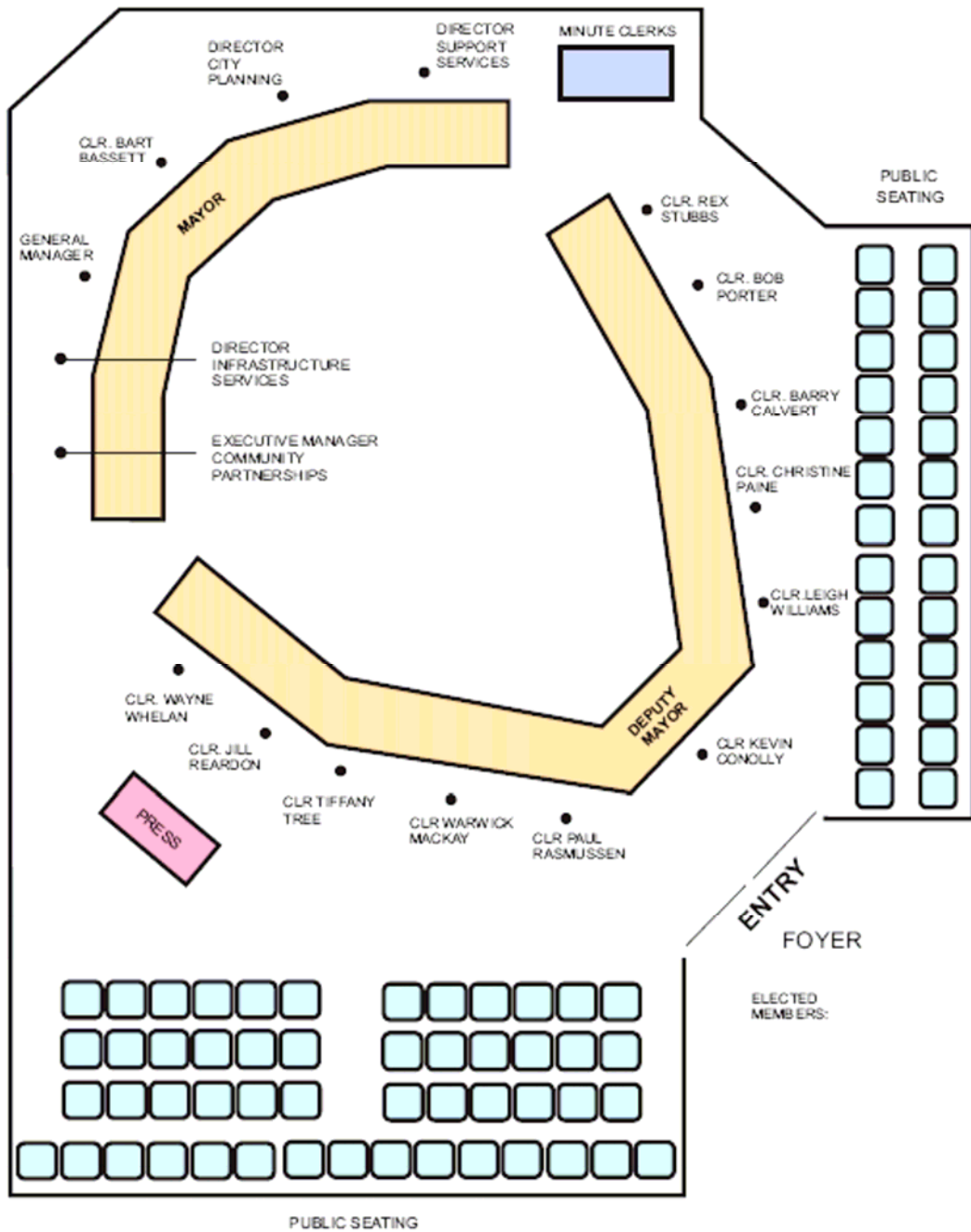
Website

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.

hawkesbury city council council chambers



ORDINARY MEETING

Table of Contents

Meeting Date: 9 December 2008

AGENDA

- **WELCOME / EXPLANATIONS / PRAYER**
- **APOLOGIES**
- **DECLARATION OF INTERESTS**
- **SECTION 1 - Confirmation of Minutes**
- **AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS**
- **SECTION 2 - Mayoral Minutes**
- **QUESTIONS WITH NOTICE**
- **SECTION 3 - Notices of Motion**
- **EXCEPTION REPORT - Adoption of Items Not Identified for Discussion and Decision**
- **SECTION 4 - Reports for Determination**

General Manager

City Planning

Infrastructure Services

Support Services

- **SECTION 5 - Reports of Committees**
- **QUESTIONS WITHOUT NOTICE**

ORDINARY MEETING

Table of Contents

Meeting Date: 9 December 2008

ORDINARY MEETING**Table of Contents**

Meeting Date: 9 December 2008

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
SECTION 1 - Confirmation of Minutes		3
SECTION 4 - Reports for Determination		7
GENERAL MANAGER		7
Item: 252	GM - Sister City Program - Annual Report 2007/2008 - (79351, 110165)	7
Item: 253	GM - Community Representation on Council Committees - (79351, 79356)	19
Item: 254	GM - Joint 49th Annual Floodplain Management Authorities (NSW) and 6th Biennial Victoria Flood Conference - 17-20 February 2009 - (79351)	26
CITY PLANNING		27
Item: 255	CP - Modification to Development Consent - Clarendon Tavern, Lot 1 DP730903 S/P 73508, 244 Richmond Road, Clarendon - (DA0341/91, 95498, 82728, 10517)	27
Item: 256	CP - River Summit Sunset Working Group - (95498)	44
Item: 257	CP - Draft Section 64 Contribution Plan - Stormwater Infrastructure for Pitt Town - Bona Vista and Ferndall Precincts December 2008 - (95498)	47
Item: 258	CP - Hawkesbury Employment Lands Strategy 2008 - (95498)	49
Item: 259	CP - Confirmation of Membership Hawkesbury Macquarie 2010 Committee - (95498)	61
INFRASTRUCTURE SERVICES		69
Item: 260	IS - Compulsory Acquisition of an Easement for Drainage Purposes - 149 Longleat Lane, Kurmond - (79344, 21018, 21020)	69
Item: 261	IS - Document for Execution Under the Common Seal of Council - (95495, 79346)	73
Item: 262	IS - Regional and Local Community Infrastructure Program - (95494)	74
SUPPORT SERVICES		78
Item: 263	SS - Rating Options - Differential Rates for Business Category - (95496)	78
CONFIDENTIAL REPORTS		98
Item: 264	IS - Hawkesbury Nepean River Recovery Project - (95495, 79357) CONFIDENTIAL	98
Item: 265	SS - Property Matter - Lease to Gollan - Public Road Adjacent to 501 Bells Line of Road Kurmond (BP Service Station) - (95496) CONFIDENTIAL	99

ORDINARY MEETING

Table of Contents

Meeting Date: 9 December 2008

ITEM	SUBJECT	PAGE
Item: 266	SS - Property Matter - New Lease to Yum Restaurants Australia Pty Limited (Operating as KFC) - 35 Macquarie Street, Windsor - (95496, 74060) CONFIDENTIAL	100
Item: 267	SS - Property Matter - New lease to Yum Restaurants Australia Pty Limited (Operating as Pizza Hut) - 69 Macquarie Street, Windsor - (95496, 74060) CONFIDENTIAL	101
Item: 268	SS - Hawkesbury Heritage Farm (Former Australiana Pioneer Village) - (95496, 79351) CONFIDENTIAL	102
Item: 269	SS - YMCA of Sydney - Management of the Hawkesbury Leisure Centres - (95496, 93487, 34584, 73685) CONFIDENTIAL	103
Item: 270	SS - Hawkesbury City Council ats Urban City Consulting Pty Ltd - 47 Bells Line Of Road North Richmond - (85782, 95498, 112106, 95496) CONFIDENTIAL	104
Item: 271	SS - Joint SSROC/WSROC Tender No: 0820 - Tender for the Provision of General Hardware Products - (95496, 74251) CONFIDENTIAL	105
SECTION 5 - Reports of Committees		109
	ROC - Local Traffic Committee - 19 November 2008 - (80245, 95494)	109

ordinary

section

1

confirmation of minutes

ORDINARY MEETING
Confirmation of Minutes

ORDINARY MEETING
Confirmation of Minutes

SECTION 1 - Confirmation of Minutes

ORDINARY MEETING
Confirmation of Minutes

ordinary

section

4

reports
for determination

ORDINARY MEETING

Meeting Date: 9 December 2008

ORDINARY MEETING

Meeting Date: 9 December 2008

SECTION 4 - Reports for Determination

GENERAL MANAGER

Item: 252 **GM - Sister City Program - Annual Report 2007/2008 - (79351, 110165)**

Previous Item: 129, Ordinary (10 July 2007)

REPORT:

Council at its meeting held on 10 July 2007, adopted its (International) Sister City Program Policy (Attachment 1). Council in adopting the Policy, also delegated authority to the Hawkesbury Sister City Association (Association) to undertake some exchange activities on Council's behalf with our two sister cities, under Section 377 of the Local Government Act, 1993.

The Sister City Program (Program) includes provision for culture, sport and youth exchanges. To support the activities of the Program, Council allocates funds in the budget.

The purpose of this report is to provide Council with an overview of the Program during the 2007/2008 financial year to enable an annual review of exchange activities and performance.

Hawkesbury Sister City Association was established in 1983 and has been involved in the Program since then.

Councillor Finch and Councillor Paine were the Councillor Delegates on the Association during the reporting period.

Program Financials

Table (1) shows Council's budgeted funds and actual expenditure for the Program for the year ended 30 June 2008. Council's full year budget was \$17,000 as general funds for the Program (which includes payments to the Association) and \$10,000 towards donations to student participating in exchange visits.

Table (1) - Hawkesbury Sister City Program – Financial Summary for 2007- 2008			
Council	Budgeted \$	Expenditure \$	Surplus / (Deficit) \$
General contribution	17,000	17,315	(315)
Donation to students	10,007	5,895	4112
Total for Program	25,007	23,210	3797

The Program for the year ended 30 June 2008 had an operating surplus, due to under expenditure of the donation to students (based upon a set rate). The Programs general contribution had an operating deficit of \$315. Overall, the financial position at the end of 2007/2008 was in line with planned Program costs, including both Association and Council exchange activities.

Attachment 2 is the Association's financial statements as at 30 June 2008. It shows Council's contribution to the Association for the year as \$15,240, being the majority of the general contribution funds. Balance of these funds were used by Council, including direct pay of other Association expenses e.g. printing and postage, Sister Cities Australia membership, insurance. Table (2) shows the funds held by the Association at the start and end of 2007/2008, based on its Statement of Financial Position. It should be noted that the Association's expenditure is influenced by the timing of its exchange activities. The statements also includes any carried forward monies from the previous year.

ORDINARY MEETING

Meeting Date: 9 December 2008

Table (2) - Hawkesbury Sister City ASSOCIATION – Financial Balance at 30 June 2008

Association's Statement of financial position	Balance \$
At 30 June 07 – start of year	4,586.56
At 30 June 08 – end of year	12,856.64

Program Activities by the Association

Attachment 3 is the Association's Presidents' report presented at its AGM on 10 November 2008. The Association primarily undertakes student exchange and adult exchange activities (and associated functions). During 2007/2008, the following activities were undertaken:

1. Monthly meetings and AGM;
2. President retirement functions for Jean Peare, OAM;
3. Governance - Incorporation process completed;
4. Selection process and information sessions (10) for student exchanges;
5. Farewell, Welcome Home and Welcome Functions for student exchanges;
6. Certificates and presentation at a Council meeting for student exchanges. All exchange students were presented to Council at the meeting on 12 August 2008;
7. Student Exchange – Hawkesbury students travel to sister cities;
 - Temple City - April 2008
 - i. Ms Emily Bakowski St. Pauls Grammar School
 - ii. Ms Jessica Coulter Colo High School
 - iii. Ms Katrina Howard Richmond High School
 - iv. Mr James Lang St. Pauls Grammar School
 - v. Ms Amy Mares Arndell Anglican College
 - vi. Ms Madeleine Thorpe Colo High School
 - Kyotamba City - June 2008
 - i. Mr. Blake Milne Bede Polding College
 - ii. Ms Bethany O'Brien Bede Polding College
 - iii. Mr. Ian Richardson Colo High School
8. Student Exchange – sister cities students travel to Hawkesbury;
 - Temple City and Kyotamba visit at same time – July/August 2008, 8 students
9. Adult Exchange – Hawkesbury adults travel to sister cities;
 - Association President and members visit to sister cities (own expense). President meets with Mayor of Kyotamba. Hosted by counterpart sister city associations
10. Adult Exchange – sister cities adults travel to Hawkesbury; and
 - Temple City delegation visits during year.
 - Kyotamba delegation invited to visit in next two years.

ORDINARY MEETING

Meeting Date: 9 December 2008

11. Future Direction – start discussions to help guide growth of Association activities and ways to work with other cultural activities of Council.

Program Activities by Council

Council provides support to the Association and undertakes (corporate) Program activities and maintains the Sister City Agreement relationship. During 2007/2008 the following activities were undertaken:

1. Program Policy review and adoption;
2. Student Donation. Council approved donations for nine students at its meetings on 11 March 2008 and 29 April 2008;
2. Association support, for Program funds, student attendance at Council meeting, printing and postage, budget management, systems advice, meetings etc;
3. Sister City Agreement, communication with the Mayors and council officers of the sister city councils; and

With regard to the future direction of the Association, it is proposed to meet with the Association early in the New Year to assist it scoping any new direction, but also with a view to exploring the possibility of, and nature of its involvement with and development of Council's City-Country Alliances with Cabonne Council and Weddin Council.

Conformance to Strategic Plan

This proposal is deemed to conform to the objectives as set out in Council's Strategic Plan, viz:

Strategic Objective: *A prosperous community sustained by a diverse local economy that encourage innovation and enterprise to attract people to live, work and invest in the City.*

Strategic Statement:

Support business development activities that facilitate business networks, and encourage entrepreneurial alliances. [Strategic Activities]

Strategic Objective: *An informed community working together better through strong local and regional connections.*

Strategic Statement:

Manage grants and donations programs to met the community's social, health, safety, leisure and cultural needs.

Funding

All costs were met from approved budgets for the year 2007/2008.

RECOMMENDATION:

That the 2007/2008 annual report for the Sister City Program be received.

ATTACHMENTS:

AT - 1 Sister City Program Policy

AT - 2 Hawkesbury Sister City Association - Financial Statement to 30 June 2008.

AT - 3 Hawkesbury Sister City Association - President's Report present at AGM on 10 November 2008.

AT - 1 Sister City Program Policy

Hawkesbury City Council

Sister City Program Policy

Hawkesbury City Council in implementing its Corporate Plans undertakes a Sister City Program, to develop networks of communication between the cities of the world through understanding and friendship and the International Sister City Movement.

That Council pursue its Sister City Program with its existing two sister cities being Temple City, California (USA) and Kyotamba, Kyoto (Japan), and any other sister city partnerships from time to time as adopted by Council:

- (a) in accordance with a Sister City Agreement with each sister city (supported by Exchange Action Plans); and
- (b) in accordance with an executed Sponsorship Agreement with the Hawkesbury Sister City Association, as required by Council's Sponsorship Policy (adopted 13 March 2007).

That the Sister City Program include provision for culture, sport and youth exchanges, and:

- a) A Hawkesbury Sister City Association - Contribution. That Council make annual funds available to the Hawkesbury Sister City Association (established 1983) to undertake certain Sister City Program activities on behalf of Council, including student exchange and adult exchange activities.
- b) A Student Exchange activity - Contribution. That Hawkesbury high school students, who are residents or attend school in Hawkesbury City and participating in an annual exchange visit to Temple City or Kyotamba be given \$500 towards expenses. Maximum 12 students per year (up to \$6,000), being up to six students visiting Temple City and up to six students visiting Kyotamba. Selection process by Hawkesbury Sister City Association.



ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 2 Hawkesbury Sister City Association - Financial Statement to 30 June 2008.

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**AT - 3 Hawkesbury Sister City Association - President's Report
present at AGM on 10 November 2008.**

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 253 GM - Community Representation on Council Committees - (79351, 79356)

REPORT:

This report has been prepared to advise Council of nominations received for community representatives to sit on various Council committees in addition to Councillor and staff representation.

A number of Council Committees have community representatives appointed to them by Council. The constitutions for these Committees generally provide that in the month following the quadrennial election Council will invite nominations from members of the community for membership to the Advisory Committee. Expressions of interest were invited from suitably qualified members of the community to act as community representatives on the committees outlined below by way of advertisement in the Courier Newspaper and current committee representatives were advised of Council's actions and also invited to reapply.

Community members are generally appointed to committees on the basis of their industry knowledge and experience, technical skills and/or their ability to interpret the common interests of residents.

The Committees concerned, with a brief description of their function, number of committee representatives required and a summary of nominations from the community are detailed below.

Hawkesbury Bicycle and Access Mobility Committee (HBAMC)

Community representation - Eight (8)

The HBAMC has been delegated (by Council) the task of co-ordinating the drafting of the Hawkesbury Access Mobility Plan to address the current and future needs of cyclists, motorised mobility scooter users, pedestrians and the access requirements of people with disabilities. The Committee's role is to work with Council staff to implement the elements of the approved strategy for the preparation of this important document which is intended to provide a blueprint to inform future planning priorities for capital works to be undertaken to address the access needs of cyclists, motorised mobility scooter users, pedestrians and people with disabilities over the next ten years.

Nominations were received from Mr Alan Aldrich, Mr Doug Bathersby, Mr Chris Cameron and Ms. Virginia Kruse and are summarized in the following table. There were fewer nominations for community representatives than provided for in the HBAMC constitution.

Name	Residence	Summary of Information Provided
Alan Aldrich	Oakville	Resident. Previous member of Bicycle + Access Mobility Committee. Member of Historical Society, Hawkesbury Camera Club. Wheelchair dependent.
Doug Bathersby	South Windsor	Long term Resident. Previous member of Bicycle + Access Mobility Committee. Public Officer – Hawkesbury Valley Bicycle User Group Inc. (not-for-profit recreational cycling group). President of Hawkesbury Council Watch.
Chris Cameron	Wilberforce	Resident. Previous member of Bicycle + Access Mobility Committee. Secretary Hawkesbury Triathlon Club. Previous President Hawkesbury Apex Club. Secretary Lower Portland School of Arts, Wilberforce Soccer Club.
Virginia Kruse	Richmond	Resident. Former President + Public Officer of National Seniors – Hawkesbury Branch . Wheelchair dependent elderly mother – conscious of access problems facing people with disabilities.

Table 1 – Community nominations received for Bicycle + Access Mobility Committee

ORDINARY MEETING**Meeting Date:** 9 December 2008**Waste Management Advisory Committee***Community representation - Two (2)*

The Committee provides Council with advice about information, research, analysis and public awareness strategies and options for waste management in the Hawkesbury. Meetings are held a minimum of two times per year.

Two nominations were received from Mr Geoffrey Bessell and Mr William (Bill) Sneddon and are summarized in the following table. As only two representatives are required no selection process is necessary.

Name	Residence	Summary of Information Provided
Geoffrey Bessell	Wilberforce	Resident, employed by NSW Dept Education and Training, current member of the NSW Rural Fire Brigade, completed a Bachelor of Professional Studies -majored in management. Completed Graduate Dip of Education- majored in aboriginal studies and society and environment.
William Sneddon	South Windsor	Qualified Laboratory Technician & Food Technologist. Hawkesbury Resident of 30 years. Member of the Castlereagh Tip Closure Committee, StreamWatch Group - South Creek, Hawkesbury Nepean Catchment Foundation. Commented on the Thiess Environmental proposal for the Hawkesbury City Waste Management Facility. Regularly attend Council meetings and follows floodplain and environmental issues in the Hawkesbury.

Table 2 – Community nominations received for Waste Management Advisory Committee

Community Planning Advisory Committee (CPAC)*Community representation - Six with expertise in community planning.*

The Committee provides advice and guidance to Council on Community Plans, equity, access and social issues and provides advice to ensure that Council programs address the social, economic and environmental needs of Hawkesbury residents. Meetings are held a minimum of four times per year.

Five Nominations were received from Mr Chris McAlpine, Ms Vickie Shackley, Mr Nick Sabel, Ms Vesna Kapetanovic and Ms Virginia Kruse and are summarized in the following table. Mr. Chris McAlpine, Ms Vickie Shackley and Mr Nick Sabel are current community representatives on the Community Planning Advisory Committee, while Ms Vesna Kapetanovic is the current Department of Community Services representative.

All of these people have the necessary experience and skills to perform the role of community representative on this committee. There were fewer nominations for community representatives than provided for in the CPAC constitution.

Name	Residence	Summary of Information Provided
Vesna Kapetanovic	Based at Penrith office	Representative of the Department of Community Services - Nepean Network Office. Community Program officer for Hawkesbury LGA supporting funding programs and Projects (CSGP, SAAP, FNSW, and Better Futures). Current CPAC member

ORDINARY MEETING

Meeting Date: 9 December 2008

Virginia Kruse	Richmond	Local resident. Background and interest in the needs of the community (social and economic) - particular interest in the needs of senior, aged and frail members of the community.
Chris McAlpine	Bligh Park	Hawkesbury resident for most of life; Degree in Social Science; background in Social Planning. Current Place Development Officer at Parramatta Council (just completed Crime Prevention course with NSW Police). Current CPAC member.
Nick Sabel	Based at Penrith office	Executive Officer for Wentworth Community Housing (covering Nepean area). Key tasks include: strategic planning, financial management, and policy development; expertise in affordable housing; representative of the Hawkesbury Housing Forum. Current CPAC member.
Vicky Shackley	Bligh Park	Long standing Hawkesbury resident; works and volunteers on a number of local community organisations; representing the general community; current CPAC member
Table 3 – Community nominations received from Hawkesbury Community Planning Advisory Committee		

Heritage Advisory Committee

Community representation - Nine

The Committee provides Council with advice on grant applications and recommendations, heritage listings, Heritage Week events and community awareness of heritage matters. Meetings are held a minimum of two times per year.

Eight nominations were received from Mr Jonathan Auld, Ms Deborah Hallam, Ms Jan Barkley Jack, Ms Virginia Kruse, Professor Ian Jack, Ms Danielle Wheeler, Mr Graham Edds, Ms Michelle Nichols and are summarized in the following table.

Ms Deborah Hallam, Ms Jan Barkley Jack, Professor Ian Jack, Mr Graham Edds, and Ms Michelle Nichols current members of the Heritage Advisory Committee.

All of the applicants have the necessary experience and skills to perform the role of community representative on this committee.

There were fewer nominations for community representatives than provided for in the committee's constitution.

Name	Residence	Summary of Information Provided
Jonathan Auld	Ebenezer	Always had an interest in heritage in the Hawkesbury. Undertakes and writes historical articles and research. Currently transcribing the Hawkesbury cemeteries. Family owns Tizzana Winery.
Jan Barkley Jack	South Windsor	Historian, author, tour guide and promoter of Hawkesbury's heritage. Former member of the Heritage Advisory Committee and currently a volunteer at Hawkesbury Regional Museum. Has extensive knowledge and experience of Hawkesbury's heritage. Holds heritage related tertiary qualifications. Owner of heritage listed property in Hawkesbury. Practical experience in built heritage issues, heritage studies and has addressed the NSW Heritage Office several times.
Virginia Kruse	Richmond	Previous of owner of a heritage listed property within the Hawkesbury and has first hand experience of the financial and personal commitments required to maintain such

ORDINARY MEETING

Meeting Date: 9 December 2008

		properties
Graham Edds	Kurrajong	Current member of the Committee. Master of the Built Environment (Building Conservation), Bachelor of Architecture (Hons), Bachelor of Science Architecture. Particular experience in vernacular building of the Hawkesbury and elsewhere in NSW. Has been a member of the Committee since its inception.
Deborah Hallam	Kurrajong	Current member of the Committee. Long term involvement in community groups regarding conservation both natural and built. Long term resident of Hawkesbury in owning and restoring a heritage home.
Professor Ian Jack	South Windsor	Current member of the Committee. MA, PhD, Fellow Royal Australian Historical Society, Retired from Department of History, University of Sydney, Member of Heritage Council of NSW 2000 - 2006, author. Actively involved in the history of the Hawkesbury for 30 years.
Michelle Nichols	Ebenezer	Current member of the Committee. Local Studies Librarian, historian, author of several historical publications.
Danielle Wheeler	Wilberforce	Owens two properties of heritage significance, has practical understanding of conservation has completed courses run by the Historic Houses Trust, is Vice President of the Australian Pioneer Village Friends of the APV. Experienced writer and editor.
Table 4 – Community nominations received from Heritage Advisory Committee		

Floodplain Risk Management Advisory Committee

Community representation - Four

The Committee provides advice to Council about information, research and analysis on the nature and degree of flood risk, measures and standards necessary to minimise flood risk, public awareness strategies and development of a flood risk management plan. Meetings are held a minimum of six times per year.

Six nominations were received from Mr William Sneddon, Mr John Miller, Mr Bill McMahon, Mr Ian Johnston, Mr Alexander Windebank and Mr Geoffrey Bessell and are summarized in the following table. Mr Miller, Mr McMahon and Mr Bessell are current community representatives on the Floodplain Risk Management Advisory Committee.

All of the applicants have the necessary experience and skills to perform the role of community representative on this committee. Only four representatives are required hence the following information is provided to assist Council in selecting representatives.

Name	Residence	Summary of Information Provided
Geoffrey Bessell	Wilberforce	Member of NSW Police Force for 23 years, current member of NSW Rural Fire Service and Human Society and Environment teacher for NSW Department of Education and Training, holds tertiary qualifications relevant to emergency management
Ian Johnston	Pitt Town	Has been a flood rescue volunteer for 30 years, been Deputy Controller Hawkesbury in the Civil Defence and Warden in Charge of Pitt Town for the SES, orchardist.
Bill McMahon	Richmond	Current member of Committee. Farmed on river for over 50 years, previous member of Hawkesbury SES and is currently a flood Warden.
John Miller	Windsor	Current member of Committee. Previous member of Hawkesbury SES for 10 years, including Chief Warden.

ORDINARY MEETING

Meeting Date: 9 December 2008

William Sneddon	South Windsor	Member of the Castlereagh Tip Closure Committee, Streamwatch Group - South Creek, Hawkesbury Nepean Catchment Foundation. Regularly attend Council meetings and follows floodplain and environmental issues in the Hawkesbury.
Alexander Windebank	Windsor	Has been a member of the Civil Defence/SES including Rescue Officer in charge of flood boat for 25 years, NSW Fire Brigade for 40 years including Captain of Windsor Station for 18 years.

Table 5 – Community nominations received for Floodplain Risk Management Advisory Committee

Hawkesbury Civics and Citizenship Committee (C&CC)

Community representation - Four

Members will facilitate the selection of award recipients for several awards including but not limited to; Australia Day Awards and the Sports Medal and Sports Certificate Awards, review the criteria for each of the award systems and make recommendations on changes as to future systems, actively encourage nominations from the community for the awards programs to further enhance the quality and quantity of submissions Council receives and assist when requested, with recommendations for special civic or community celebrations.

Five nominations were received from Mr Barry Adams, Mr David Bertenshaw, Mrs Dianne Finch, Mrs Jean Peare OAM and Mr Todd Miladinovic and are summarized in the following table. All of these people have the necessary experience and skills to perform the role of community representative on this committee however as only four representatives are required a selection process is necessary.

It should be noted in the selection of community members to sit on this committee that part 5 (a) (ii) of the Hawkesbury Civics and Citizenship Committee constitution provides as follows:

Structure and Membership

- (a) *The structure and membership of the Advisory Committee shall be as follows, and all the undermentioned appointments will have voting rights:*
- (ii) *Four community appointments, appointed by Council following the calling of applications as detailed in clause 6(b) of this Constitution; Representatives of sponsor organisations to the award programs will receive priority for membership*

and therefore, preference for appointment should be given to Mr Barry Adams who indicates that he represents the Richmond Club and Mr David Bertenshaw who indicates he represents the Sports Council.

In accordance with Council's resolution of 21 October 2008 the constitution of the Hawkesbury Civics and Citizenship Committee has been amended to provide for a representative of the Hawkesbury Historical Society to sit on the Committee, in respect of the Hawkesbury Cultural Heritage Award only. The Society has indicated their representative will be Mrs Jan Barkley Jack.

Name	Residence	Summary of Information Provided
Barry Adams	Richmond	Representing Richmond Club, current C&CC member, board member Community Board of Advice- Hawkesbury District Health Service, interview panel member UWS, Meals on Wheels volunteer
David Bertenshaw	Londonderry	Representing Hawkesbury Sports Council, current C & CC member, involved in Hawkesbury Sports Council, Hawkesbury City Soccer Club, Richmond Club, volunteer
Dianne Finch	Kurrajong	Councillor for 9 years, two terms Deputy Mayor, President Hawkesbury Legacy 5 years, involved in Sister City Committee,

ORDINARY MEETING

Meeting Date: 9 December 2008

		Peppercorn Place, Girl Guides and Scouts, Hawkesbury Sports Council, volunteer and Development Manager of Merro for 9 years
Todd Miladinovic	North Richmond	Deputy Principal, chair school committees, Secretary and committee member Ingleburn Cricket Club, Student at UWS Nepean
Jean Peare OAM	Vineyard	Current C&CC member, past President and patron Hawkesbury City Netball 41years, past President and life member Hawkesbury Sister City Association-24years, life member Hawkesbury Sports Council, volunteer

Table 6 – Community nominations received for Hawkesbury Civic and Citizenship Committee

Three Towns (and Agnes Banks) Sewerage Committee

Community representation - Four

Community representatives on the Three Towns (and Agnes Banks) Sewerage Committee will assist in progressing the connection of sewerage services to the Three Towns (Freemans Reach, Glossodia and Wilberforce) and Agnes Banks townships.

Five nominations were received from Mr Geoffrey Bessell, Mr Robert Kellet, Ms Nadine Marshall, Ms Jacque Menzies and Mr William Sneddon and are summarized in the following table.

All of these people have the necessary experience and skills to perform the role of community representative on this Committee. Only four representatives are required therefore, the following is provided to assist Council in selecting representatives:

Name	Residence	Summary of Information Provided
Geoffrey Bessell	Wilberforce	Current community representative on Three Towns (and Agnes Banks) Sewerage Committee and Floodplain Management Committee. Current member of Wilberforce Rural Fire Brigade. Has a Bachelor of Professional Studies and Grad. Diploma of Education.
Robert Kellet	Wilberforce	Current member of the Community Reference Group. Volunteer member of Wilberforce Rural Fire Brigade. Retired Engineer, and has been involved in two other sewerage schemes in South Coast region. Resident of Wilberforce for 25 years.
Nadine Marshall	Bilpin	Has an accounting background. Interested in assisting Hawkesbury move into the future with the connection of sewerage. Lived in Hawkesbury for over 15 years. Also works and volunteers in the area.
Jacque Menzies	Glossodia	Current community representative on Three Towns (and Agnes Banks) Sewerage Committee. Has an extensive background in Community Services, and a Diploma of Community Management. Is a community representative through the Glossodia Community Centre and Community Services.
William Sneddon	South Windsor	Current community representative on Three Towns (and Agnes Banks) Sewerage Committee. Current member of Stream Watch Group (South Creek Watchers). Has a science background to assist with understanding of Engineering proposals and Scheme details. Resident of Hawkesbury for 30 years.

ORDINARY MEETING

Meeting Date: 9 December 2008

**Table 7 – Community nominations received for the Three Towns (and Agnes Banks)
Sewerage Committee**

Conformance to Strategic Plan

'The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e: an informed community working together through strong local and regional connections.'

Funding

There are no funding implications.

RECOMMENDATION:

That:

1. Mr Alan Aldrich, Mr Doug Bathersby, Mr Chris Cameron and Ms. Virginia Kruse be appointed as community representatives on the Hawkesbury Bicycle and Access Mobility Committee (HBAMC) in accordance with the Committee's Constitution.
2. Mr Geoffrey Bessell and Mr William Sneddon be appointed as Community representative on the Waste Management Advisory Committee in accordance with the Committee's Constitution.
3. Mr Chris McAlpine, Ms Vickie Shackley, Mr Nick Sabel, Ms Vesna Kapetanovic and Ms Virginia Kruse be appointed as community representatives on the Community Planning Advisory Committee in accordance with the Committee's Constitution.
4. Mr Jonathan Auld, Ms Deborah Hallam, Ms Jan Barkley Jack, Ms Virginia Kruse, Professor Ian Jack, Ms Danielle Wheeler, Mr Graham Edds, Ms Michelle Nichols be appointed as Community representatives on the Heritage Advisory Committee in accordance with the Committee's Constitution.
5. Council determine community representation membership of the Floodplain Risk Management Advisory Committee, the Civics and Citizenship Committee and the Three Towns (and Agnes Banks) Sewerage Committee.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 254 GM - Joint 49th Annual Floodplain Management Authorities (NSW) and 6th Biennial Victoria Flood Conference - 17-20 February 2009 - (79351)

REPORT:

The "Joint" 49th Annual Floodplain Management Authorities (NSW) and 6th Biennial Victoria Flood Conference, will be held 17-20 February 2009 Albury-Wodonga.

The 2009 NSW and Victorian Flood Management Conference will include a topical program for everyone involved in flood management. The program will include presentations from highly experience local and international speakers and extensive networking opportunities. High quality presenters will draw on the latest science, industry expertise and real-world examples to forecast what will be Australia's future in terms of flood management.

Cost of attendance at the "Joint" 49th Annual Floodplain Management Authorities (NSW) and 6th Biennial Victoria Flood Conference will be approximately \$1,830.00 plus travel expenses per delegate.

Budget for Delegates Expenses – Payments made:

- Total budget for Financial Year 2008/2009 \$40,000.00
- Expenditure to date \$16,493.00
- Budget balance as at 3/12/08 \$23,507.00

Conformance to Strategic Plan

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

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

Funding

Funding for this proposal will be from the Delegates Expenses Budget.

RECOMMENDATION:

The attendance by nominated Councillors, and staff members as considered appropriate by the General Manager, at the "Joint" 49th Annual Floodplain Management Authorities (NSW) and 6th Biennial Victoria Flood Conference to be held 17–20 February 2009 at a cost of approximately \$1,830.00 plus travel expenses per delegate be approved.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

CITY PLANNING

Item: 255 **CP - Modification to Development Consent - Clarendon Tavern, Lot 1 DP730903
S/P 73508, 244 Richmond Road, Clarendon - (DA0341/91, 95498, 82728, 10517)**

Development Information

Applicant: Pacific Islands Express Pty Limited
Owner: Pacific Islands Express Pty Limited
Stat. Provisions: Hawkesbury LEP 1989
Area: 8812m²
Zone: Mixed Agriculture
Advertising: 30 October 2008 to 13 November 2008
Date Received: 1 September 2008

Key Issues: ♦ Noise impact
 ♦ Residential Amenity

Recommendation: Approval - Trial Period

REPORT:

Description of Proposal

The application seeks modification of Condition No. 28 of Development Consent No. DA0341/91 relating to the approved operating hours associated with the premises. Condition No. 28 presently provides the following limitations on the operating hours of the Clarendon Tavern:

28. *Operating hours of the tourist facility being limited to 5am to 12am (midnight), Monday to Saturday, and 10am to 12am (midnight) on Sunday.*

The proposal seeks approval to extend the trading hours associated with the premises to 3:00am on Thursday, Friday and Saturday evenings as follows:

28. *Operating hours of the tourist facility being limited to 5am to 12am (midnight), Monday to Wednesday, 5am to 3am, Thursday to Saturday, and 10am to 12am (midnight) on Sunday.*

The extended trading hours are being sought for the ground floor public bar only and no entertainment is proposed to be provided during the extended hours.

The applicant has provided the following justification for the extension of trading hours:

- *The Clarendon Tavern is the only hotel of its type in Clarendon - there will be no detrimental cumulative impact arising from trading until 3.00am as there are no other hotels in the immediate vicinity;*
- *The proposed extension of the Tavern's trading hours on Thursday to Saturdays will better meet the reasonable needs of and expectations of patrons and provide a more gradual dispersal of patrons from the Tavern;*

ORDINARY MEETING

Meeting Date: 9 December 2008

- *The extended operating hours will be subject to a 12-month trial period within which the owners and managers of the hotel can demonstrate that they can operate the establishment without adverse amenity impacts;*
- *The extended trading hours at the Clarendon Tavern will be subject to a Management Plan which will minimise the potential for adverse amenity impacts through measures such as:*
 - *preventing patron access to the hotel building on Thursday, Friday and Saturday after 12am (that is, patrons can depart but no new patrons can arrive). This will have the effect of more gradually dispersing patrons from the Tavern over a longer period, as opposed to a mass exodus at one point in time;*
 - *the provision of a courtesy bus on Thursday, Friday and Saturday nights for patrons to utilise upon their departure from the premises; and*
 - *the provision of security staff who will patrol the area around the hotel and along Richmond Road (300m either side of the Tavern)*
- *Compliance with the LAB after midnight noise criteria on the basis that the ground floor public bar is the area used after midnight, ingress and egress is via a door to Richmond Road and there is no entertainment provided.*

Recommendation

Approval - Trial Period

Issues Relevant to the Decision - In Point Form

- Noise Impact
- Residential Amenity

Section 96(2) of the Environmental Planning and Assessment Act 1979

The proposed development is considered to be a modification made pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979. This section provides that the consent authority may modify the consent if:

- (2) *Other modifications: A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*
 - (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*

Comment: The development, as modified, remains substantially the same development as that originally granted.

- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

Comment: The proposal did not require consultation with the Minister, public authority or approval body in respect to any condition imposed by any such authority.

ORDINARY MEETING

Meeting Date: 9 December 2008

- (c) *it has notified the application in accordance with:*
- (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

Comment: The application was notified in accordance with the requirements contained in Hawkesbury Development Control Plan 2002.

- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

Comment: There were eight (8) submissions received in response to the notification of the application. The matters raised in the submissions are detailed in a following section of this report.

Neighbouring Amenity

The impact on neighbouring amenity associated with extended trading hours revolve primarily around noise disturbance and increased occurrence of anti-social behaviour in the vicinity of the licensed premises. It is noted that the applicant has submitted a proposed management plan that is to be implemented so as to ensure that the operation of the hotel will not unduly diminish the amenity of adjacent property owners/occupiers.

In addition, it is proposed to undertake an evaluation of the extended operating hours through the introduction of a limited trial period to demonstrate that the premises can reasonably operate without significant adverse impact on the amenity of the area. In this regard conditions restricting the extended trading hours to Friday and Saturday evening and for an initial 6 month period have been incorporated in the recommendation.

Management Plan

A Management Plan (refer Attachment 2) has been prepared by the applicant for the Clarendon Tavern covering the following key management policies:

- Hours of operation of the Hotel
- Responsible service of alcohol
- Patron behaviour and patron control
- Security issues

In addition to the aspects included in the attached Operational Management Plan the following matters are to be addressed to the satisfaction of the Licensing Police and the Director City Planning:

- a) practical measures to protect the amenity of residential properties;
- b) security and crowd control;
- c) drink driving;
- d) larrikin behaviour involving Richmond Road, Racecourse Road and railway line;
- e) noise generally from the entertainment;
- f) usage of outdoor areas associated with the premises;
- g) contact details of security personnel to facilitate investigation of incidents raised by neighbouring property owners/occupiers; and
- h) periodic review of performance

It is considered appropriate to require that the Operational Management Plan constitute a working document and undergo a review after an initial six month trial period. This review shall involve input from

ORDINARY MEETING

Meeting Date: 9 December 2008

relevant stakeholders, including but not limited to neighbouring property owners/occupiers, NSW Police Hawkesbury Local Area Command Licensing Office, hotel owner/licensee and Council.

An appropriate condition has been included in the recommendation in this regard.

Acoustic Assessment

An acoustic assessment prepared by The Acoustic Group, dated 14 August 2008, was prepared in conjunction with the application for the extension of trading hours of the Clarendon Tavern. This assessment provided the following comments relating to the proposed usage of the public bar area:

From our inspection of the Tavern and the relatively low ambient background levels at Location 1 & 3, the first floor verandah could not be used after midnight and does not for part of the application.

On this basis the ground floor public bar is the area used after midnight, ingress and egress is via the door to Richmond Road and there is no entertainment provided in the Tavern the compliance with the LAB after midnight noise criteria will be achieved.

The report provided the following conclusion relating to the proposed extension in operating hours:

Ambient sound level measurements have been carried out to ascertain the background level after midnight at the nearest residential boundaries. The background levels after midnight are lower than before midnight and set the design targets.

Provided there is no entertainment after midnight and the extended trading hours are restricted to the ground floor public bar the distance separation from the Tavern to residential boundaries will result in full compliance with the LAB after midnight noise criteria.

Accordingly we are able to support the application for extended trading hours.

Additional acoustic information was requested from the applicant clarifying the anticipated noise impact associated with the usage of the internal and external areas associated with the premises. This additional acoustic assessment was detailed in correspondence dated 1 December 2008 which provided the following conclusion:

The attached calculations reveal that for the courtyard being used after 1am the number of persons needs to be restricted to a maximum of 10 people and acoustic absorption panels to 40% of the walls is required.

Council also requested calculations for the internal usage, which was not considered to be an acoustic issue. The use of the public bar with up to 100 persons with 50% of those persons talking with raised voices complies with the LAB after midnight criteria.

Given the operational limitations noted in this assessment it is considered appropriate to place these requirements as conditions in the recommendation.

NSW Police Comments

The application was forwarded to Hawkesbury Local Area Command Licensing Office as part of the consultation process. In response correspondence dated 4 November 2008 was received providing the following comments in conjunction with the proposal:

In regards to the application a number of concerns would be raised by Hawkesbury Local Area Command. The main concern would be in regards to the increased anti-social behaviour associated with increased trading hours for licensed premises and in this instance the Clarendon Tavern, Clarendon. It is foreseeable that the continual consumption of alcohol past the current 12am (midnight) trading time will impact on the local community with increased reports of malicious damage, assaults and drink driving. I note that the comments

ORDINARY MEETING

Meeting Date: 9 December 2008

in regards to transport are addressed in the attached application however the availability of trains after 2am are almost non existent in the Hawkesbury and unfortunately the use of "courtesy buses" is not the preferred choice of transport for patrons. I have spoken to neighbour licensees namely the Jolly Frog Hotel and Richmond Club who both concur the use of their courtesy buses is minimal. I have had conversations with residents of the Tavern over the previous days who are concerned about the impact of such an extension on their own personal lives. The operating hours of licensing premises after midnight has become magnified in recent times both through the media and within the Police.

It is apparent and my belief that the extended operation is unjustified and not in the best interest of the community with or without the focus on public transport.

The applicant has detailed that the Tavern will operate a courtesy bus on Thursday to Saturday nights. Security staff are proposed to direct patrons to the courtesy bus, taxis or private vehicles in order to minimise the opportunity for anti social behaviour in the area. Additionally, it is provided that the introduction of a lock-out period after 12 midnight will have the effect of providing a gradual dispersal of patrons from the premises.

Transportation

The availability of public transportation to the site is limited during the period in which the extended hours are being sought. It is noted that the subject site is situated adjacent to Clarendon Railway Station however the last services that depart from Clarendon on weekdays and weekends are detailed as follows:

Weekdays

12.03am to Blacktown

12.34am to Richmond

Weekends

12.23am to Blacktown

12.54am to Richmond

Given the limited availability of public transportation and the remote location of the site the applicant has detailed the provision of a courtesy bus to transport patrons from the premises. Details relating to the operation of the courtesy bus have been included in the Operational Management Plan submitted in conjunction with the application.

In order to facilitate patrons leaving the area and controlling the incidence of drink driving an updated transportation strategy developed in conjunction with the Management Plan is required to be prepared and is to be implemented dealing with a courtesy bus, taxi and train availability, timetables and provision of information relating to services for patrons.

Notification

The application was notified in accordance with the requirements of Hawkesbury Development Control Plan. Eight (8) submissions were received by Council raising objection to the proposal with the matters raised being detailed as follows:

- 1. On previous occasions when the Tavern was operating with extended hours there was an associated increase in anti-social behaviour.**

Comment: It is noted that there has been a change of management of the Tavern since the period in which it was trading outside of its approved operating hours. The applicant has provided that it will introduce a lock out period after 12 midnight to control the number of patrons attending the premises from other venues so as to control the incidence of anti-social behaviour. In addition, a revised Operational Plan of Management has been developed for the site to assist in this regard.

ORDINARY MEETING

Meeting Date: 9 December 2008

2. Concern relating to associated risk of damage to property and welfare of public.

Comment: The applicant has provided that it is proposed to employ security staff to undertake patrols along Richmond Road 300 metres either side of the of the Tavern. It is considered that regular patrols of the neighbouring area would assist in minimising the highlighted risk.

3. Band noise impact on properties a significant distance from the Tavern.

Comment: The details submitted with the application provide that it is not proposed to have entertainment extend beyond 12 midnight. An appropriate condition has been included in the recommendation restricting entertainment, live or amplified music beyond 12 midnight.

4. Noise impact associated with patrons congregating outside the Tavern and within the associated beer garden.

Comment: Appropriate conditions have been included in the recommendation restricting use of the outdoor areas of the tavern.

5. Patrons departing from the tavern are unable to be adequately controlled resulting in burnouts, revving of engines and loud exhaust nuisance.

Comment: It is noted that the control of such behaviour is difficult, however, it is proposed to allow a trial period to be undertaken so as to more accurately gauge the proposal's impact upon the amenity of the adjacent area. Following such a review a further application will be required to continue the extended hours associated with the premises.

6. Increase in alcohol related crime in the area.

Comment: It is noted that the applicant has provided that the area will be monitored by security personnel associated with the tavern. It is considered that the implementation of an appropriate security management plan will minimise the potential for such behaviour in the area.

7. Safety of patrons given the proximity of main arterial road.

Comment: It is recommended that a revised Operational Management Plan be developed addressing this concern in consultation with the Licensing Police and the Director City Planning.

8. Additional burden on police resources.

Comment: As detailed in the main body of this report the proprietor of the hotel proposes to provide private security guards for the purpose of ensuring adequate levels of safety and security associated with the use of the site. In this regard appropriate conditions have been included in the recommendation to ensure appropriate levels of security are provided to ensure the above requirement is satisfied. In addition, it is noted that the hotelier's license applicable to the subject site also contains specific provisions relating to the operation of the premises.

Conclusion

The application has been assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979; Sydney Regional Environmental Plan No. 20; Hawkesbury Local Environmental Plan 1989; Hawkesbury Development Control Plan 2002 and other relevant codes and policies.

The applicant has detailed their willingness to accept a trial period to allow the impacts of the extension of trading hours to be evaluated which is consistent with the judgement of the Court of Appeal in the matter of Tzang v Canterbury Council whereby the Chief Justice stated:

ORDINARY MEETING

Meeting Date: 9 December 2008

The incompatibility between the imposition of a condition limiting a proposed use to a probationary or trial period, and the statutory requirement the decision maker take into account both the likely impact of the development and the suitability of the site for the development. It is possible to take into consideration matters, even though their full significance cannot be known with precision and therefore a trial period is considered appropriate.

Concerns of neighbouring property owners have been considered and as detailed previously in this report it is noted that the management of the tavern has changed since the period in which it was operating beyond its approved hours of operation. Given the concerns raised it is considered reasonable to allow a six (6) month trial period in order to determine the impact of the extension of trading hours to neighbouring residential properties. The extended hours are to be limited to Friday and Saturday nights only. Upon expiration of this period a further application will be required in order to enable these hours to continue.

Planning Decision

As this matter is covered by the definition of a "planning decision" under Section 375A of the Local Government Act 1993, details of those Councillors supporting or opposing a decision on the matter must be recorded in a register. For this purpose a division must be called when a motion in relation to the matter is put to the meeting. This will enable the names of those Councillors voting for or against the motion to be recorded in the minutes of the meeting and subsequently included in the required register.

RECOMMENDATION:

That Development Consent No. D0341/91 for the Extension of Trading Hours of the Clarendon Tavern at Lot 1 DP 730903 S/P 73508, 244 Richmond Road Clarendon be modified as follows:

1. Condition No. 28 being modified as follows:

28. (a) *The hours of operation of the premises are to be restricted as follows:*

5.00am to Midnight Monday through to Thursday

5.00am to 3.00am Friday and Saturday

10.00am to Midnight Sunday

Upon expiration of the permitted hours, all service shall immediately cease, no person shall be permitted entry and all patrons on the premises shall be required to leave within the following 15 minutes.

(b) *Notwithstanding (a) above, all service shall cease 15 minutes prior to closing time.*

(c) *The hours of operation detailed in (a) and (b) above are for a trial period of six (6) months from the date of this modified consent notice. A Section 96 application will be required to be submitted to Council prior to the expiration of the six (6) month period for the continuation of the hours detailed above.*

2. Addition of the following conditions:

34. The maximum patronage of the tavern, exclusive of staff shall not exceed the following:

5.00am to Midnight: 250 persons

Midnight to 3.00am: 100 persons

35. No new patrons are to be given entry to the premises from midnight onwards other than patrons of the premises seeking to re-enter from the designated outdoor smoking area.

ORDINARY MEETING

Meeting Date: 9 December 2008

36. Security staff are to ensure that patrons of the premises do not loiter or linger in the area and do not cause noise or other nuisance in the immediate area including car parking areas and adjacent businesses to the site.
37. Security staff are to be provided to control patron behaviour within the premises, access to the premises and within the vicinity of the site. An appropriate number of security staff are to be provided to ensure compliance with the security conditions.
38. All bottles and other waste material left by patrons outside the premises are to be removed daily.
39. An amended "Operational Plan of Management" is to be prepared to the satisfaction of Licensing Police and the Director City Planning. This plan is to include, but not be limited to, the following additional requirements:
 - (i) Implementation of practical measures to protect the amenity of residential properties in the immediate vicinity, in particular addressing the potential for after hours disturbance by patrons arriving or departing.
 - (ii) Security and crowd control within the vicinity of the tavern and the method of implementation of the exclusion policy for new patrons from 12 midnight onwards.
 - (iii) Measures to facilitate patrons leaving the area, measures to control the incidence of drink driving and transportation plan developed for the site dealing with courtesy bus, taxi and train availability, timetables and provision of information relating to services for patrons.
 - (iv) Control of behaviour and safety of patrons involving adjacent roadways and railway line.
 - (v) Measures to control noise generally and from entertainment provided in conjunction with the operation of the tavern.
 - (vi) Control and usage of outdoor areas associated with the premises.
 - (vii) Provision of direct contact details of security personnel to facilitate investigation of incidents raised by neighboring property owners/occupiers.
 - (viii) In addition, this Plan is to provide for the periodic review of performance plus directions to achieve improved levels of compliance where necessary by neighbouring property owners/occupiers, NSW Police Hawkesbury Local Area Command Licensing Office and Hawkesbury City Council.
40. A courtesy bus is to be provided and be made available to patrons at no charge so as to facilitate their departure from the site.
41. Compliance with all the requirements of the acoustic reports prepared by *The Acoustic Group* Reference Number 38.4730:R1:ZSC dated 14 August 2008 and report Reference Number 38.4730.L2:ZSC dated 1 December 2008.
42. Provision of acoustic absorption panels to the semi-enclosed external smoking area to 40% of the internal walls. These panels need to be 50mm thick fibreglass building blanket (35 kg/m²) faced with perforated metal, or timber. An acoustic assessment is required to be conducted upon installation to confirm compliance with the appropriate noise criteria. Should the assessment indicate that noise levels exceed the criteria further acoustic works are to be carried out to the satisfaction of Hawkesbury City Council so as to achieve the stated requirement. Hawkesbury City Council is to be notified 48 hours prior to the acoustic assessment.

ORDINARY MEETING

Meeting Date: 9 December 2008

43. The external semi-enclosed smoking area is to comply with the restrictions and requirements of the Smoke Free Environment Act 2000 and the Smoke Free Environment Regulations 2007.
44. A maximum of ten (10) persons at any given time shall be permitted to be within the external semi-enclosed smoking courtyard area between the hours of 12am to 3am. No drinking is to occur in this area between the hours nominated above.
45. Noise testing by a suitably qualified acoustic consultant is required to be conducted at Locations 1, 2 & 3 (locations identified in acoustic report Reference Number 38.4730:R1:ZSC dated 14 August 2008), or other locations as determined by the consultant or Hawkesbury City Council at three months and six months from the date of approval. The acoustic report is to be submitted to Hawkesbury City Council upon completion. Hawkesbury City Council is to be notified 48 hours prior to the acoustic assessment.
46. The acoustic consultant is to make recommendations where the NSW Liquor Administration Board noise criteria or the offensive noise criteria (as defined by the POEO Act) where appropriate are contravened. The acoustic report with any recommendations is to be provided to Hawkesbury City Council for any comments prior to any rectification works commencing.
47. The extended trading hours are to be restricted to the ground floor public bar area only. Patrons are to be excluded from the other areas excluding the semi-enclosed external smoking courtyard. Doors, windows and other openings (including the airlock to the smoking area) are to be kept closed except when patrons are leaving the ground floor public bar.
48. No entertainment is to occur between the hours of 12am to 3am. The applicant is to liaise with the acoustic consultant to determine suitable levels of amplified music to be contained within the premises and these levels are not to exceed the NSW Liquor Administration Board (LAB) noise criteria.
49. No speakers or PA systems are to be used in any external areas between the hours of 12am to 3am, excluding emergencies.
50. No amplified music or entertainment shall be provided in any external areas associated with the premises. This is inclusive of the semi-enclosed smoking area.
51. Compliance is required in regard to the NSW Liquor Administration Board (LAB) noise criteria. The post midnight criteria is to be complied with. The operation of the licensed premises is not to exceed the background noise levels at any residential boundary between the hours of 12am to 3am.
52. The noise readings are to be measured at any point in accordance with the New South Wales Environment Protection Authority Industrial Noise Source Policy 2000. The readings are additionally to comply with Australian Standard AS1055.2 Acoustics - *Description of measurement of environmental noise*.
53. Generators, sound generating equipment, noise from the semi-enclosed external smoking area (where no drinking occurs) should be constructed, maintained and managed so that the $LA_{eq, (15min)}$ noise levels, measured at any point in accordance with the New South Wales Environment Protection Authority Industrial Noise Source Policy 2000, do not exceed 5dB $LA_{eq, (15min)}$ above background levels with respect to noise amenity of residential dwellings and associated outdoor areas, where the NSW Liquor Administration Board noise criteria does not comply.

ORDINARY MEETING

Meeting Date: 9 December 2008

ATTACHMENTS:

AT - 1 Locality Plan

AT - 2 Management Plan

ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 1 Locality Plan

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 2 Management Plan

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

ORDINARY MEETING

Meeting Date: 9 December 2008

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 256 CP - River Summit Sunset Working Group - (95498)

Previous Item: NM2, Ordinary (11 December 2008)
211, Ordinary (21 October 2008)

REPORT:

Hawkesbury City Council hosted a River Summit on 13 August 2008 to raise awareness of the problems of the Hawkesbury River, and to articulate:

1. The range of problems facing the River, and
2. Explore the possible solutions.

The Summit was attended by the Community, participants from State and Federal Government, Councillors and staff.

There were many common themes that emerged from the Summit's group workshops. They included:

- The River is already severely stressed and the threats are many and varied.
- There is a shared desire to do something, and to do it soon to address the problems of the River.
- Population pressures mean that its plight will only get worse if something is not done.
- The current approaches are not working and new approaches are needed.
- There was a willingness to rise above some of the inter-agency and inter-government divisions to achieve better outcomes. Some objective information and well structured debate will be needed to help facilitate this.
- Virtually every group indicated that they felt a Single Authority was needed to pull together the efforts of the various stakeholders, across:
 - a) all planning which needs to be far more coordinated as the problems currently and in the future are inter-linked.;
 - b) compliance and implementations- it needs to be far easier to do the right thing.
- A challenge will be how to fund the necessary investments.

Overall there was strong consensus that the range of problems had been articulated and that many elements of the potential solutions had been identified. Please refer to the following link for the detailed Summit documentation : -<http://www.hawkesbury.nsw.gov.au/environment/1920/28298.html>.

The Honourable Nathan Rees MP, then the Minister for Water, addressed the Summit and stipulated that there is no more a pressing public policy issue in Australia than water supply whether it is urban or rural.

The Minister also indicated that he is an advocate of the Single River Authority and that:

"Hawkesbury Nepean River system is uniquely placed within the Sydney basin and the difficulty that we are faced with is there is no cohesive plan and what is required is a clear direction to forge ahead to protect this resource.

To take these issues forward all the players will need to concede some of their control to deliver an overall plan.

People who live along the major water system have a legitimate view of what is needed to fix the situation."

He also indicated, "What would be helpful, to take these issues forward, is a consensus to a position paper on all the key issues identified at the Summit. Signed off by as many stakeholders who were present as possible. This would be a very useful starting point for the

ORDINARY MEETING

Meeting Date: 9 December 2008

Minister to navigate through the cabinet process which would make the outcomes of the River Summit vary tangible".

At the conclusion of the River Summit the Mayor, Councillor Bart Bassett asked for nominations from all key stake holders to form a Sunset Working Group, to formulate a proceeding document identifying the key outcomes of the Summit to support the Minister, to achieve real tangible outcomes of the River Summit.

On the 21 October 2008, Council resolved

That:

1. *Council establish a sunset working group, of approximately eight persons who are representative of the participating groups from the River Summit, with a short list of constituents to be decided by the Mayor and General Manager and then reported back to Council for final approval.*
2. *The primary task of the Working Group is to formulate a proceedings document identifying the key outcomes of the Summit, develop an action plan to be implemented by relevant parties so that action may be progressed with the State and Federal Government in an attempt to improve the ongoing future management of the Hawkesbury- Nepean River system and to assist the State Government with the setting up of the "Office for the Hawkesbury-Nepean River" as announced on 7 October 2008 by Premier Rees.*

The following list of nominations has been received either at the Summit or in response to the above Council resolution. It is also proposed to include the Mayor and one Councillor in the Sunset Working Group:

1. John Klem (Hawkesbury Nepean Catchment Management Authority)
2. Jonathan Sanders (NPWS in DECC)
3. Gary Howard (Commercial Fisher)
4. Councillor Paul Rasmussen (Chair of Lower Hawkesbury Nepean Water Users Association)
5. Bill McMahon (Secretary Lower Hawkesbury Nepean Users Association)
6. Bruce Simmons(UWS-Hawkesbury School of Natural Sciences CFCIF)
7. Ted Books (community member and instigator of the River Summit)
8. Mary Bucket (community member)
9. Councillor Bart Bassett (Mayor)
10. One other Councillor from Hawkesbury City Council

Conformance to Strategic Plan

The assistance with the preparation of a sustainability strategy would be considered as an integral part of Council's Strategic Plan. The proposal is deemed to conform with the objectives set out in Council's Strategic Plan i.e.:

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

Funding

Any anticipated costs associated with the Sunset Working Group shall be incorporated into Council's Operational Budget.

RECOMMENDATION:

That Council consider the nominations and determine the membership for the working group.

ORDINARY MEETING

Meeting Date: 9 December 2008

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 257 CP - Draft Section 64 Contribution Plan - Stormwater Infrastructure for Pitt Town - Bona Vista and Ferndall Precincts December 2008 - (95498)

REPORT:

Introduction

A rezoning proposal for land at Pitt Town was approved by the NSW State Government on 10 July 2008, under Part 3A of the *Environmental Planning and Assessment Act 1979*. This approval created the potential for 943 lots within the rezoned area.

To enable the transport of stormwater from the lots to be created it is necessary that land be acquired and wetlands and basins be constructed.

The cost of these works are to be recovered from a charge levied on each allotment under a plan created in accordance with Section 64 of the *Local Government Act 1993*. Each developer of land within the defined area will be required to pay Council for the design and construction of the necessary trunk stormwater infrastructure that will serve the development. The infrastructure will, on satisfactory completion, become the property of Council who will then be responsible for its ongoing operation and maintenance.

Accordingly, a draft Section 64 contribution plan has been prepared for the first two precincts of the Pitt Town Development Area to be developed, that is the Bona Vista and Fernadell Precincts. The total number of lots to be created in these precincts is 456 lots. It is anticipated that other Section 64 contribution plans will be developed in the future when other precincts near commencement.

Summary of Proposed Contributions

The plan proposes contributions for preliminary investigations/plans, land acquisition and wetland and basin construction.

The proposed contributions are as follows:

Item	Contribution per lot
Preliminary investigations/plans	\$123.73
Land acquisition	\$1610.13
Wetland and basin construction	\$6262.83
TOTAL	\$7996.69

A copy of the draft Section 64 Plan proposed for this purpose is included as Attachment 1 to this report. It will now be necessary for the plan to be publicly exhibited prior to adoption by Council.

Conformance to Strategic Plan

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

"Strategic Direction: Establish a framework to define and equitably manage the infrastructure demands of the City."

Funding

Provision of necessary stormwater infrastructure is to be funded by the Section 64 contribution plan.

ORDINARY MEETING

Meeting Date: 9 December 2008

RECOMMENDATION:

That the draft Section 64 Contribution Plan Stormwater Infrastructure for Pitt Town - Bona Vista and Fernadell Precincts, December 2008 be placed on public exhibition for a minimum period of 28 days.

ATTACHMENTS:

AT - 1 Draft Section 64 Contribution Plan - Stormwater Infrastructure for Pitt Town - Bona Vista and Fernadell Precincts Dec 2008 (*to be distributed under separate cover*).

oooO END OF REPORT Oooo

Item: 258 CP - Hawkesbury Employment Lands Strategy 2008 - (95498)

Previous Item: 257, Ordinary (24 October 2006)

REPORT:

Background

Council at its meeting of 24 October 2006 considered a report in relation to the Hawkesbury Employment Lands Strategy. At this meeting Council resolved, in part as follows:

"That subject to the General Manager confirming probity issues involved in the matter:

1. *Council advise Buildev Group that it is prepared to accept its offer to carry out a study of suitable employment lands in the Local Government Area subject to the Buildev Group entering into a Deed of Agreement with Council to fund a review of this study once it is finished."*

It was subsequently considered that rather than the Buildev Group actually undertaking the study for review by Council it would be more appropriate for Council to commission the consultant and have full carriage of the study, with the funding of the study sourced from Buildev, in a similar fashion to the last consultant's report undertaken in respect of subsequent Pitt Town rezoning proposals.

The draft Hawkesbury Employment Lands Strategy was reported to Council on 26 August 2008 with a recommendation that the draft be placed on public exhibition. The resolution from that meeting was as follows:

That the Draft Hawkesbury Employment Lands Strategy:

1. *Be placed on public exhibition for a minimum of 28 days and relevant industry groups be advised of the exhibition period and be invited to submit comments during that period.*
2. *Any issues raised in submissions received during public exhibition be workshopped with the new Council prior to the finalisation of the Strategy.*

The draft Strategy was placed on public exhibition for a period of 28 days ending on 10 October. Several requests for additional time were received and those requests were granted. During the exhibition a total of ten (10) submissions were received. The issues raised in the submissions and the planning responses are detailed in this report.

Project Control and Supervision of Consultant

The project was managed by Council's Senior Strategic Planner with supervision by Council's Director City Planning. A Deed of Agreement was drafted and signed by both parties prior to commencement of the study. This Deed set out the responsibilities of each party and the timing of the various steps in the process. The brief for the study was written by Council staff.

Council staff invited quotations for the study from suitably qualified consultants and, after assessing the quotations and submissions, appointed SGS Economics & Planning to undertake the work. SGS were appointed due to their experience in the preparation of Employment studies; provided a suitable response to the project brief, and had also undertaken a significant amount of economic work in Sydney and western Sydney for the Department of Planning. Buildev were advised of this appointment and raised no objection and Council was the only party with direct access to SGS.

ORDINARY MEETING

Meeting Date: 9 December 2008

Upon completion of the draft Strategy by SGS a copy was forwarded to Council staff for checking. This draft was checked only by Council's Senior Strategic Planner and Director of City Planning and was not provided to any other parties until the draft was reported to Council on 26 August 2008.

The purpose of the study/strategy is to develop a planning framework for employment precincts (industrial, commercial, retail) and locations for a range of employment types to support and enhance the economic competitiveness of the Hawkesbury region.

The requested deliverables of the Study included:

- Analysis of the existing supply of employment (industrial, commercial, retail) land;
- Identification of the drivers of employment land development;
- Identification of competitive opportunities for employment land development;
- Projections of future employment land requirements by type over 25 years;
- Development of criteria for the spatial distribution of employment lands;
- Strategic planning approach for future employment land provision;
- Identification of future investigation areas for industrial and commercial uses;
- Definition of an implementation strategy for the investigation areas;
- Consideration of infrastructure capacity, identifying limitations/augmentations.
- Provision for a review of submissions received during the public exhibition of the draft report.

It is considered that the submitted draft strategy has satisfactorily addressed the above requirements.

The findings and recommendations of the draft Strategy were reported to Council on 26 August 2008 prior to public exhibition and the submissions and resultant changes have been discussed with Council at a separate briefing session on 2 December 2008. The following report will summarise the issues raised in submissions, outline the changes made to the recommendations following assessment of the submissions and outline the principle findings and recommendations of the Strategy.

Consideration of Submissions received during Public Exhibition

During the exhibition of the draft Hawkesbury Employment Lands Strategy a total of ten (10) submissions were received. The following is a summary of each submission and comments on the issues. A review of the submissions by SGS was also undertaken and the response from SGS is attached to this report.

Glenys Gilling

1. *Strategy is centred on High St retail and industrial land but has "ignored rural zoned land for non residential use such as tourist facilities and associated agricultural and rural land based uses."*
2. *Planning controls should encourage investment in rural employment activities, eg, permit Community Title subdivision for tourist related and non residential developments.*

Comments

This submission related to a perceived lack of consideration of non-residential uses on Rural Zoned Land, particularly in relation to Tourism, agriculture and other non-residential uses.

The brief for the Employment Lands Strategy set the limits of *Analysis of the existing supply of employment (industrial, commercial, retail) land* for the preparation of the draft strategy. This limit was placed on the study in order to direct the limited resource available to focus on the primary land requirements for employment in the vicinity of the bulk of the population in the southern parts of the Hawkesbury.

The Employment Land Strategy has recommended (*Strategy 6*) "*Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors*". This strategy is recommended due to the finding from the economic analysis that there are a significant number of jobs (approximately 40%) located outside the industrial/commercial zoned land in the southern area of the LGA. This includes tourism, agricultural and home business activities. In order to get a better

ORDINARY MEETING

Meeting Date: 9 December 2008

understanding of the extent, makeup and needs of these employment activities, further targeted study will be required and is recommended in the Strategy.

Montgomery Planning Solutions on behalf of Winten Property Group (Cnr George St & Richmond Road, South Windsor)

1. *Refers to land on corner Blacktown Rd & George St, South Windsor.*
2. *Statements in draft Strategy support the Winten proposal for rezoning.*
3. *Strategy does not address this site specifically.*
4. *Does not mention the Council resolution of 29 May 2008 regarding this site.*
5. *Strategy should mention gateway design principles.*
6. *Strategy should recommend appropriate zone for site*

Comments

This submission was made essentially supporting the inclusion of the subject land in the Employment Lands Strategy. The draft Strategy has included the land on the corner of Blacktown Road and George Street, South Windsor as a possible development treatment for gateway areas (Proposed Strategy 8). This strategy action suggests low impact visitor or tourist uses that would be in keeping with the character and that would complement the surrounding area. The principle recommendation in relation to this site in the draft Strategy is that significant retailing from the site is not recommended.

Council at the meeting of 25 November 2008 considered a report and resolved to create a SP3 Tourist zone in the Hawkesbury LEP, with only limited retail uses permitted, and to commence the process to rezone this site to that SP3 zone.

Montgomery Planning Solutions on behalf of Buildev Pty Ltd (Clarendon)

1. *Supports Strategy 4 – High amenity office and business development at Clarendon.*
2. *General discussion re dwelling approvals and how these have dropped.*
3. *Statement – “Hawkesbury will not achieve population growth, and therefore employment growth, without rezoning additional land for housing.”*
4. *Comments on employment containment*
5. *Role of Agriculture – comments further work needed to determine employment in growing separated from processing. Also, identify suitable and viable agricultural land for protection.*
6. *Resolution to rezone Clarendon site should be brought forward (immediate)*
7. *Rezoning process should include integrated design approach to site.*
8. *South of river suitable for employment (flood affected) whilst north of river for residential (flood free)*

Comments

This submission was submitted to support the recommended strategic action number 4 being – “*Capitalise on the LGA’s strategic assets and provide high quality jobs by considering the future of land at Clarendon for a high amenity office and business development*”. This strategic action is included in the Strategy with some discussion relating to preserving and planning this location for a “Business Park” style development in accordance with the draft Northwest Subregional Strategy of the Department of Planning. The key comments in the draft Employment Lands Strategy are the following:

“Development of a business park at this location may take many years. An early planning exercise is necessary but a long term development perspective should be adopted. To preserve the long term prospects a minimum lot size of 2 ha should be established in the planning controls.”

In this regard the suggestion in the submission that a “resolution to rezone Clarendon site” should be made immediately is not supported. Despite this, following finalisation and adoption of the Employment Lands Strategy, Council should consider a report on this matter to determine a position and approach for dealing with the future of this strategic site.

This submission has also made several comments on residential development that are not directly relevant to the exhibition of the draft Employment Lands Strategy. However, the issue of residential strategies have been the subject of previous Council reports and the brief for the preparation of a residential strategy is currently being drafted.

Montgomery Planning Solutions on behalf of South Windsor landowner - Willoughby

1. *Argue to include the land on western side of George St from Blacktown Rd to Colonial Dr, Bligh Park.*
2. *Suggests addition to Strategy 8 to include that area. Proposed wording:
"At South Windsor, visitors to the LGA from the M7 and Blacktown Road drive along George Street when heading towards Windsor. The amenity of this corridor is poor, in particular the section along the western side of George Street, between the Baptist Church and Colonial Drive, with its assortment of retail, industrial and commercial uses. A boulevard treatment would also be appropriate here, with some higher amenity highway activities."*

Comments

This submission requests the inclusion of the subject land in the Employment Lands Strategy. A number of the submissions received requested that their land be included in the Strategy. The key finding of "there is no immediate shortage of industrial or business zoned land in the Hawkesbury LGA" should be kept in mind when considering requests for inclusion of certain lands in the Employment Lands Strategy. This is not to say that all requests should be discarded, but rather any requests should be considered in context of the surroundings, the nature of the land and the timing of release, if at all, of the land for employment uses.

The Employment Lands Strategy has included a strategic action to "Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors." The land suggested in the submission should be considered in this further investigation and in the future investigations undertaken for the residential strategy in order to determine the most appropriate uses and zone for this land as there may be a case for changing the zoning of this land. However, the consideration or rezoning of this land is not supported in the short to medium term.

Montgomery Planning Solutions on behalf of the Tolson Group

1. *Supports Strategy 6 – Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors.*
2. *General background on Mushroom Industry provided.*
3. *Request to Council:*
 - a. *Mushroom industry be recognised as an "Employment Precinct" (Industry in general rather than one location),*
 - b. *Draft LEP Amendment No. 148 be expedited,*
 - c. *Implement recommended Strategy 6 as a priority.*

Comments

This submission requests the inclusion of the subject land in the Employment Lands Strategy. Whilst this is similar to the above request, the specific site referred to in the submission, the Tolson mushroom compost facility, is currently the subject of a draft LEP (LEP Amendment No.148). In relation to the issues raised in the submission the following comments are made:

- Support for the strategic action No.6 is noted.
- The general background information supplied in the submission has been noted and some of the information has now been included in the Employment Lands Strategy as background regarding the contribution of agricultural production to the local and regional economy. This may assist with the future investigation work recommended by the Strategy. The inclusion of the background information on the mushroom industry is recognition of the industry in general.

ORDINARY MEETING

Meeting Date: 9 December 2008

- Draft Amendment No.148 has been the subject of several discussions with the Department of Planning and it has been agreed by the Department that this amending LEP is to be included in the conversion of the Hawkesbury LEP to the Standard Template LEP.
- It is recommended that the timing for strategic action No.6, short term (within 3 years), be retained.

T Lonsdale

1. *Encourage redevelopment of land around Windsor Station, particularly 5 Brabyn Street.*
2. *Support the development of mixed use development at 5 Brabyn St.*
3. *Does not agree with the designation of 'Bulky Goods' on the site.*
4. *Land at 48 Rifle Range Road should be designated for commercial/retail.*

Comments

This submission relates to two separate properties owned by the respondent. In relation to the land at 5 Brabyn Street, Windsor, the draft Strategy proposed that this site be considered, as part of investigation of land surrounding Windsor Station, for "possible bulky goods site". After consideration of the submission this proposal was reviewed by SGS and Council staff. The Employment Land Strategy has now removed the suggestion of bulky goods use on this site due to the existing supply of land permitting that use and constrained access in the vicinity of Windsor Station.

The submission also made various suggestions that the site at 5 Brabyn Street would be best for a higher density residential use. These issues of residential density are not relevant to the current consideration of the Employment Lands Strategy. However, the issue of residential density will be included for consideration in the preparation of a residential strategy.

The submission also suggested that the site at 48 Rifle Range Road should be designated for commercial or retail use. Again in this regard the key finding of "*there is no immediate shortage of industrial or business zoned land in the Hawkesbury LGA*" should be kept in mind when considering this request. The issue of need for commercial or retail land in this vicinity cannot be justified at this time. However, once the issues of residential densities and potential have been resolved the matter of the need for further commercial or retail land in this area can be further considered.

Daniel McNamara Planning Solutions (DMPS) on behalf of Vineyard Landholders Group

1. *Essentially puts case forward for including land at Vineyard, between Level Crossing Road & Bandon Road (South-west of railway) as employment land.*
2. *Take advantage of servicing upgrades from Riverstone,*
3. *Flood free,*
4. *Good access to rail and road.*

Comments

This submission has requested that the land between Level Crossing Road and Bandon Road, west of the rail line be included in the Employment Lands Strategy. The submission has recognised the key finding of the Strategy being that "*there is no immediate shortage of industrial or business zoned land in the Hawkesbury LGA*". The submission states that it "*seeks Council's support to extend the Mulgrave investigation area as far south as Bandon Road, supporting the growth of proposed town and village centres, promoting connectivity of employment land on the western side of the railway.*"

It should be noted that the investigation area, west of the rail line, in Mulgrave proposed in the Employment Lands Strategy extends from north of Groves Avenue to Park Road in the south. The submission states that this should be extended to include the land from Level Crossing Road to Bandon Road to provide "connectivity of employment land on the western side of the railway". However, there is a significant amount of land located between Park Road and Level Crossing Road that has not been mentioned in the submission. This land, if it is proposed to extend the Mulgrave investigation area, would need to be considered first prior to any additional land as proposed in this submission.

ORDINARY MEETING

Meeting Date: 9 December 2008

The consultants, SGS, have reviewed the submissions received during exhibition and made the following comments in relation to this submission:

“SGS has included lands at Mulgrave for investigation as a short term option for re-zoning to industry. This would be a substantial addition to supply in the context of a current notional over-supply (through recognising there are servicing and development constraints). The current investigation area is well located near the station and with road access to the existing industrial area. The Bandon Park area (the subject of this submission) would be worthy of consideration in the future if the current investigation area was developed and proved to be successful.”

Given that there is an additional portion of land between the recommended investigation area and the land proposed in this submission; the finding of “no immediate shortage” of land in the strategy and the above comments by SGS, consideration of this land at Vineyard is not justified in the short to medium term.

Pirasta Pty Limited

The submission from Pirasta Pty Ltd was a detailed submission that progressed from section to section and page to page of the draft Strategy. Some of the comments made in the submission related directly to extracts from the draft Northwest Subregional Strategy.

Comments

The submission queried methodology and assumptions particularly in regard to retail floorspace supply and demand. SGS have supplied detailed comments on the Pirasta submission as attached.

The submission review has resulted in some amendments to the Strategy to include additional background material supplied in the submission, clarify the intent of the Strategy and statements and to correct some minor errors in the document.

The author of the submission has been advised that the statements and comments made in relation to the extracts from the Draft Northwest Subregional Strategy should be directed to the Department of Planning.

A Scelzi – Landowner, South Windsor

This email submission requested the inclusion of the landowner’s land, in George Street, South Windsor in the Employment Lands Strategy.

Comments

This subject land is adjacent to the land owned by Willoughby (see submission by Montgomery Planning Solutions above). See the comments to the Willoughby submission above. The land suggested in the submission should be considered in this further investigation and in the future investigations undertaken for the residential strategy in order to determine the most appropriate uses and zone for this land as there may be a case for changing the zoning of this land. However, the consideration or rezoning of this land is not supported in the short to medium term.

Falson and Associates Pty Ltd

1. *Strategy is flawed as research for residential strategy and rural land/agricultural strategy required first then tourism.*
2. *In the absence of a housing strategy there is no proper assessment of likely future population.*
3. *Strategy focuses on south-western area whilst employment widely dispersed.*
4. *No mention how to secure growth, ie, lobbying, etc.*
5. *Need long term strategies to address the constraints in LGA.*
6. *Hawkesbury should promote its attributes, floodplain, rural hinterland.*
7. *Need to consolidate towns and villages, sensible rural development, tourism.*
8. *Question whether 5000 dwellings is an acceptable basis for recommendations.*

ORDINARY MEETING

Meeting Date: 9 December 2008

9. *Need to critically examine State Government projections.*
10. *Housing needs changing, aging population but no aging strategy.*
11. *RAFF agriculture and tourism not mentioned on page 2.*
12. *Focus growth on transport nodes.*
13. *Not all rural land is suitable for agriculture but is needed for amenity. Need an agricultural analysis of the LGA. Use non-agricultural rural for tourism accommodation and agricultural rural industries.*
14. *Opportunity for Hawkesbury to be food storage and distribution as well as agriculture.*
15. *Need to encourage headquarters for rural and regional based activities.*
16. *Agree that need for investigation into employment use of non-employment land, eg, home industries.*
17. *Not agree with Clarendon as higher order office precinct as this will join Windsor & Richmond and contribute to the loss of identity.*
18. *Consider reviewing S94 plan to allow for equitable reimbursement of first in developers to ease burden of servicing.*
19. *Should consider Vineyard for employment and not just agree with State Government residential plan for this area.*
20. *Comments on strategies:*
 - a. *Strategy 1 – Agree*
 - b. *Strategy 2 – Agree but should include lobbying for rail duplication.*
 - c. *Strategy 3 – Generally agree except for bulky goods at Windsor rail station. Also Richmond renewal should properly account for heritage. Need heritage analysis. Should also consider other centres not just Windsor, Richmond, North Richmond.*
 - d. *Strategy 4 – Concerns with recommendation for Clarendon.*
 - e. *Strategy 5 – Growth should be based on residential strategy. Concerns with South Windsor extension when access is a constraint. North Richmond needs a DCP.*
 - f. *Strategy 6 – Agree with employment types on non-employment land investigation.*
 - g. *Strategy 7 – Agree to support specialised industries such as RAAR & UWS, but need fallback position if RAAF base closes.*
 - h. *Strategy 8 – Agree design guidelines required for gateways.*
21. *Should use previous rural lands studies rather than reinventing the wheel.*
22. *Noise restrictions due to RAAF base should be reviewed and in some cases relaxed.*
23. *Should encourage redevelopment of older commercial areas, eg, relax parking requirements close to transport nodes or permit increased densities subject to design criteria.*
24. *Redevelopment of Richmond rail station area should include residential.*
25. *Query the funding arrangement by a developer that has an interest in the Clarendon area.*

Comments

This detailed submission queried the scope of the study, suggested the need for a variety of other investigations and questioned the timing of this Strategy suggesting that a Residential Strategy should have been undertaken first.

SGS have supplied detailed comments on the Falson submission as attached.

In relation to some of the specific comments above:

- The comments regarding the preparation of a residential strategy are noted and work on this strategy will commence shortly. It is not agreed that the residential strategy is required prior to an employment lands strategy. An employment lands strategy primarily addresses the gross demand/supply land requirements for employment and indicates where the principle investigations and releases should be considered. Whilst the demand/supply calculations are based on an assumed population growth (set by the Department of Planning Target of 5000 dwellings) the Strategy is robust enough to incorporate changes to the predicted or actual population growth rate without compromising the basic principles of the Strategy. However, it is agreed that prior to the investigation work into employment types on non-employment land (Strategy 6 in the Employment Lands Strategy) commencing, the preparation of a residential strategy should be completed.

- The errors in the draft strategy pointed out in this submission (eg, RAAF not mentioned on page 2, and bulky goods at Windsor Station) have been corrected.
- The funding arrangements and control of the preparation of the Strategy have been addressed previously in this report.

Key Findings of Employment Study

In relation to the strengths of the local economy the study found that:

"Hawkesbury has a growing economy - Hawkesbury's employment has consistently grown in the last 10 years though at a reduced rate since 2001. The economic analysis found that Hawkesbury LGA has:

- relatively high employment self-containment (ratio of local jobs to resident workers) and high self sufficiency (share of local residents working locally);
- a large proportion of qualified residents; and
- A comparable, or higher, proportion of managers and professionals in the key industries of Manufacturing and Construction, Education and Health sectors compared to the Sydney Region and North West subregion.

Hawkesbury has clear industry strengths - The City also has clear industry strengths, being Agriculture and Government Administration sectors which are key sectors connecting Hawkesbury to regional and international markets. Local industry sectors such as Manufacturing and Construction will benefit from the southern LGA's proximity to the North West Growth centre and expected 67,000 new dwellings.

Employment in the LGA is spread further than southern LGA employment lands - The economic analysis found that 40 percent of employment in the LGA is located outside the employment land precincts. This is a significant finding and suggests that further investigation is required to examine the nature of employment uses on non-employment land. As well as agriculture, such land uses include 'rural industries' on mixed agricultural land (e.g. Rural Press, Mushroom composting at Mulgrave) and also accommodation jobs which are part of the Agricultural and Tourism economies. Given the identified high specialisation of the Agricultural industry sector, this further analysis is considered an important part of supporting and enhancing the economic competitiveness of the LGA.

Hawkesbury LGA has key strategic assets to build on - The strategic site cluster of the RAAF base, UWS Richmond and Hawkesbury Racing Club near Clarendon Station may provide an opportunity to provide 'higher order' office functions around an underused heavy rail asset. There are significant undeveloped land areas in the vicinity of Clarendon Station suitable for investigation for such a development.

The draft study also highlights some challenges for the City, including the following:

Unlocking capacity of existing employment land - There is currently a mismatch between the type of land available and the nature of land desired for industrial and business activities. This differs for industrial and business zoned land.

There is currently a large stock of vacant industrial employment land, with some lots vacant for more than 5 years. Industry anecdotes suggest that there is demand potential but it does not have the value or volume to bridge up-front land servicing costs which will typically confront the 'first' developer. Unlocking the capacity of existing lands will require addressing this servicing issue.

With regards to retail and commercial floor space, there is potential within existing controls but the configuration of existing sites or the barrier of existing development constrains demand.

ORDINARY MEETING

Meeting Date: 9 December 2008

There are few opportunities for prime commercial development given the current supply opportunities.

Certain employment precincts lack road and service infrastructure - While Mulgrave and South Windsor are accessible by rail, Mulgrave is the only employment precinct with superior access to a major road (Windsor Road). South Windsor has secondary road access via residential roads. There is no provision in the subregional strategy for upgrades or extensions to major roads into the LGA.

Sites within these precincts lack servicing. Servicing industrial land for power and water has become a barrier to development as the first developer of an unserviced area must provide the upfront costs that tend to benefit subsequent developers.

Management of Hawkesbury’s agricultural lands will gain in importance as food security becomes a more pressing issue - This will require forward planning to assess the scale and nature of land that would become more valuable for food production for the Sydney Basin in the future. Land auditing and an assessment of land uses on these lands would be a key requirement of such investigations.

The study also provided the following employment land supply/demand gap analysis

Industrial land

Net additional industrial floor space demand (130,755 square metres) was compared to the net potential supply (273,588 square metres) to reveal a supply surplus of 143,000 square metres or around 28 hectares (at a notional FSR of 0.5:1). It should be noted that this is an indicative figure, indicating a moderate supply ‘buffer’. The buffer could be eroded quickly by a couple of big occupiers and a surge in development.

Table 1 - Industrial Land Supply/Demand Analysis, Floor space (square metres).

Type	Demand (square metres)	Supply (square metres)	A. Gap/Surplus (square metres)	B. Notional FSR	A ÷ B Gap Land (ha)
Industrial	130,755	273,588	142,833	0.5:1	285,666

Source: SGS 2008

Business Land

Estimated future business floor space demand (56,197 square metres) was subtracted from the estimated net supply (146,072 square metres) to identify a notional supply surplus of approximately 73,400 square metres within existing controls.

Table 2 - Business land Supply/Demand Analysis, Floor space (square metres).

Type	Demand (square metres)	Supply (square metres)	A. Gap/Surplus (square metres)
Business	56,197	129,574	73,377

Source: SGS, 2008

Recommendations of the Strategy

Based on this finding and the other strengths and challenges identified in the report, it is recommended Council pursue the following strategies to address the economic prosperity of the LGA. An indicative timing is identified but this should be adjusted depending on new findings or an un-anticipated development that requires an earlier resolution of the issue.

ORDINARY MEETING

Meeting Date: 9 December 2008

While some strategies are immediate, and can be considered in the short term (for the next LEP), most will be medium to long term strategies underpinned by further investigation.

<i>Strategy</i>	<i>Indicative Timing</i>
<i>1. Investigate and facilitate the servicing of vacant industrial lands to unlock existing supply</i>	<i>Immediate</i>
<i>2. Capitalise on underutilised transport infrastructure and lobby for improved servicing particularly an extension of the proposed Metro rail line to the existing Richmond line.</i>	<i>Immediate</i>
<i>3. Facilitate renewal of existing centres with capacity for growth.</i> <ul style="list-style-type: none"> <i>• Richmond (around Richmond station and by redeveloping between Windsor Street and Bosworth Street to provide a 'forum' space and mixed use opportunities)</i> <i>• North Richmond (investigate scope to create a high amenity and mixed use main street along Riverview Street)</i> <i>• Windsor Station (identify opportunities for minor commercial and retail development for local populations)</i> 	<i>Short term (within 3 years)</i> <i>Short to medium term (within 5 years)</i> <i>Medium to long term (5 to 10 years)</i>
<i>4. Capitalise on the LGAs strategic assets to provide high quality jobs, by considering the future of land at Clarendon for a high amenity office and business development.</i>	<i>Short term (within 3 years)</i>
<i>5. Investigate additional industrial land supply to address future employment growth</i> <ul style="list-style-type: none"> <i>• Mulgrave (south of Park Road and on the western side of the rail line)</i> <i>• South Windsor (the areas east of Fairey Road not currently zoned industrial)</i> <i>• North Richmond (near the corner of Terrace Road and Bells Line of Road for service industry currently on Bells Line of Rd)</i> 	<i>Short term (within 3 years)</i> <i>Short to medium term (within 5 years)</i> <i>Medium to long term (5 to 10 years)</i>
<i>6. Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors</i>	<i>Short term (within 3 years)</i>
<i>7. Support specialised industry sectors of Agriculture and Government, Administration and Defence (Richmond RAAF).</i>	<i>On-going</i>
<i>8. Identify appropriate development treatments for gateway areas.</i> <ul style="list-style-type: none"> <i>• George Street and Blacktown Road (for low impact visitor and tourist uses with complementary residential and community activities)</i> <i>• Windsor Road, Mulgrave (for high amenity highway related enterprise)</i> <i>• Bells Line of Road, North Richmond (boulevard treatment with higher amenity showrooms and larger format retailing)</i> 	<i>Short term (within 3 years)</i> <i>Short term (within 3 years)</i> <i>Short to medium term (within 5 years)</i>

Framework for distribution of employment land uses

SGS has developed broad land use categories, which cover most land uses that exist within an LGA and subregion, and their site requirements. The employment precincts have been assessed against the criteria to assist in the distribution of future land uses. Along with the

ORDINARY MEETING

Meeting Date: 9 December 2008

recommended strategies the identification of suitable precinct/s where such land uses are appropriate are included in the Strategy map.

The key to the preferred activities includes the following:

<i>Manufacturing Light</i>	<i>Manufacturing which is not hazardous or offensive and smaller scale production.</i>
<i>Local Light Industry</i>	<i>Car service and repair; joinery, construction and building supplies; domestic storage. Wide range of businesses that service other businesses (components, maintenance and support) and subregional populations. Needed at local (LGA) to sub-regional level.</i>
<i>Retail / Small Business</i>	<i>The range of retailing formats including main street, 'big box' shopping and bulky goods, and local business and services including office activities and accommodation.</i>
<i>Higher order office and business</i>	<i>Larger format office in high amenity setting, could include business park with integrated warehouse, R&D, 'back-room' management and administration</i>
<i>Urban Services</i>	<i>Concrete batching, waste recycling and transfer, construction and local and state government depots, sewerage, water supply, electricity construction yards. These typically have noise dust and traffic implications and need to be isolated or buffered from other land uses. They are needed in each sub-region.</i>
<i>Manufacturing General</i>	<i>Higher impact manufacturing and industry, which could include transport, warehousing and distribution activities with significant traffic generation</i>

The Strategy map is displayed in the Council Chambers.

Conclusion

The study and Strategy contain some significant findings and recommendations for the future of the Hawkesbury's Employment Lands. This includes recommendations and timing for future investigations and consideration of release and, in some cases, protection of additional land for employment activities. The Employment Lands Strategy has also implied that there is a need for future work and investigation into the development of an Industry Development Plan that would focus on the economic development and attraction of specific industry groups that can locate and grow in the identified employment lands.

It is recommended that the draft study be adopted by Council to provide a framework for the consideration of site specific rezoning proposals and to focus future work on employment activities.

RECOMMENDATION:

That:

1. The Hawkesbury Employment Lands Strategy be adopted by Council.
2. A copy of the Employment Lands Strategy be forwarded to the Department of Planning.

ATTACHMENTS:

- AT - 1** Employment Lands Strategy Map
- AT - 2** Hawkesbury Employment Lands Strategy – Submission review by SGS Economics and Planning *(Distributed under separate cover)*
- AT - 3** Hawkesbury Employment Lands Strategy *(Distributed under separate cover)*

ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 1 Employment Lands Strategy Map.

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

Source: SGS 2008

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 259 **CP - Confirmation of Membership Hawkesbury Macquarie 2010 Committee - (95498)**

Previous Item: 168, Ordinary (12 August 2008)

REPORT:

This report has been prepared to advise Council of nominations received for community representatives to sit on the proposed Hawkesbury Macquarie 2010 Committee. The report recommends that Council confirm the membership of the Committee and ratify the draft constitution of the Committee.

Background

In response to a Mayoral Minute, Council at its ordinary meeting held on 8 April 2008, resolved to make representations to the NSW Government and local state members to request that the NSW Government establish and fund a Secretariat to co-ordinate celebrations associated with the 200th anniversary of the swearing in of Lachlan Macquarie as the Governor of New South Wales, and the subsequent naming by him of the townships of Windsor, Richmond, Wilberforce, Pitt Town and Castlereagh (the five 'Macquarie Towns'). Council also approved an amount of \$5,000 in its 2008/2009 budget to provide support for the planning of Macquarie 2010 Celebrations.

A response to these representations was received from the Deputy Director General of the Department of Premier and Cabinet on behalf of the then Premier, the Hon. M. Iemma. The advice received from the NSW Government recommended that the 2010 Celebrations should '*be staged and managed as community events*' and that the request to establish and fund a secretariat to manage the celebrations was declined. In practical terms, this means that responsibility for the organisation and funding of Macquarie 2010 celebrations has been 'devolved' to the local level.

The outcome of these representations were reported to Council in August 2008. In considering how it could best support Macquarie 2010 Celebrations in the Hawkesbury, the Council report noted that it was unlikely that any state or federal funding would be provided to Council to underwrite this task. The report further noted that Council by itself, does not have sufficient resources to co-ordinate and/or stage events. Council was advised that a number of community groups were interested in promoting and/or staging events to coincide with the Macquarie 2010 Celebrations and that planning was already underway for some of these events.

Taking all these factors into account, Council resolved that the most appropriate role it could take to support Macquarie 2010 Celebrations in the Hawkesbury would be to facilitate the community's response to the 200th anniversary date. This role would see Council assisting community groups to plan and stage community based events across the City of Hawkesbury. Implicit in this approach is the recognition that different groups across the City may wish to celebrate the achievements and legacy of Lachlan and Elizabeth Macquarie in different ways and that Council should be looking towards providing practical support to these groups. Council subsequently resolved:

"That in association with proposed Macquarie 2010 Celebrations the Council call a meeting of interested parties with a view to forming a "community committee" in accordance with Council's Community Engagement Policy to plan an approach to proposed celebrations on the basis, as outlined in the report in this regard, of the Council taking a facilitation role to enable the community to appropriately celebrate this historic event."

Current Situation

In accordance with Council's resolution, and the provisions of Council's Community Engagement Policy, expressions of interest were called for from interested community members to participate on the proposed

ORDINARY MEETING

Meeting Date: 9 December 2008

Hawkesbury Macquarie 2010 Committee. Information about the proposed Committee was placed in the Council Notices and an Information Package was sent to applicants.

The Information Package outlined the background to the Macquarie 2010 celebrations and Council's resolution to establish a community committee. The package advised prospective applicants that the work of the proposed committee would have regard to Council's Cultural Plan. In broad terms the role of the Committee would be to facilitate the goals of community cultural outreach and community based cultural activity. To this end, prospective committee members were advised that Council would be staging a major exhibition at the Hawkesbury Regional Gallery, with satellite displays at the Central Library and Hawkesbury Regional Museum as a signature event for the 2010 celebrations. This signature event is intended to provide a focus for community based events and the role of the proposed committee would be to establish an overall program and brand for the 2010 celebrations and to develop a marketing and funding strategy to support community groups to plan and stage events, exhibitions and activities which will complement the signature event.

The proposed Committee will not have a direct role in the planning and staging of an individual event or series of events. The role of the Committee will be purely facilitative (as envisaged by Council's resolution) with the Committee also acting as a reference group to assist Council staff to finalise details associated with the staging of Council sponsored exhibitions.

In broad terms the role of the Committee will be to:

- a. develop local branding for the 2010 Celebrations (using a similar 'template' approach as developed for the former 'Fruits of the Hawkesbury' festival);
- b. co-ordinate marketing and promotion of a program of decentralised and outreach events across the LGA (in conjunction with any state umbrella promotions and marketing where available/appropriate);
- c. to encourage and assist community groups to develop proposals for events, exhibitions and activities to be held in conjunction with Macquarie 2010 celebrations;
- d. to assist Council staff to establish criteria for a possible Macquarie 2010 Seed Funding Program to be reported to Council for inclusion as a short-term sponsorship category within Council's Community Sponsorship Program;
- e. arrange training and support for community groups seeking to stage events in relation to events management, traffic management; grant applications etc;
- f. evaluate and assess the outcomes of the Macquarie 2010 Celebrations and the work of the Committee, and report these findings to Council.

Prospective members were also advised that the formation and operation of an Advisory Committee (such as the proposed *Hawkesbury Macquarie 2010 Committee*) would be governed by a standard constitution with specific objectives, roles and authorities. A provisional draft constitution for the *Hawkesbury Macquarie 2010 Committee* was forwarded to applicants and is attached for Council's ratification (Attachment 1). The draft constitution provides for the appointment of up to 8 community representatives.

In broad terms, Advisory Committees are intended to operate for the benefit of Council (as the elected entity representing the common interests of residents) by assisting Council staff to achieve the objectives delegated to each committee. In this context, committee members are generally appointed to advisory committees on the basis of their industry knowledge and experience, technical skills and/or their ability to interpret the common interests of residents.

Community Nominations

18 expressions of interest were received from the community. These are summarised in Table 1.

ORDINARY MEETING

Meeting Date: 9 December 2008

Name	Residence	Summary of Information Provided
Cathy Bell	Richmond	Resident, business owner & volunteer. Member of Hawkesbury City Chamber of Commerce
Carol Edds	Kurrajong	Organised community education & cultural events in the Hawkesbury. Considerable experience with grants writing. Member of Hawkesbury Historical Society, National trust.
Joyce Edwards	Windsor	Has organised Arts & Crafts Weekends, concerts. Chairperson – Fundraising Committee (St Matthews Anglican Church)
Kerry Gannell	Wilberforce	Shop owner – restorer of old furniture
Lesley George	Wilberforce	Promotion and marketing background. Member of several artistic and historical groups
Frank Holland	Kurrajong	Experience in promotion of historical field trips. Member of Kurrajong-Comleroy Historical Society
Jan Barley Jack	South Windsor	Previous member of Hawkesbury Civic and Citizenship Committee, Centenary of Federation Committee and Bicentenary Committee.
Virginia Kruse	Richmond	Experience in staging local events – school fetes, art shows, local carnivals, Schofields Air Show
Dudley Mercer	Windsor	Organised ‘Macquarie Day’ in Thompson Square for the last 5 years. Experience in marketing community events.
Anthony V Miller	Kurmond	Chairman for ‘Relay for Life’ – experience in organising, and promoting community events.
John Miller	Windsor	Local historical tour guide - Member of Hawkesbury Historical Society
Colin Mitchell	Londonderry	President – Hawkesbury District Agricultural Assoc.
Pat Salgado	Glenbrook	Travel author who has written guides to travel in the Blue Mountains
Melissa Stubbings	Windsor	Member of the Darug people – organised NAIDOC Week.
Gai Timmerman	Pitt Town	Experience in health promotion. Member of Soroptimists
Aunty Edna Watson	Oakville	Darug Elder – fifth generation descendant of Yarramundi
Danielle Wheeler	Wilberforce	Organised community events (Hawkesbury EarthCare Fair) – experienced writer, editor and public speaker
Judy Newland	Oakville	Secretary Hawkesbury Historical Society. Member of State Committee of Macquarie 2010. Involved in marketing and promotion of Centenary of Federation Celebrations

Table 1 – Community applications received from Hawkesbury Macquarie 2010 Committee

The draft constitution for the Hawkesbury Macquarie 2010 Committee provides for the appointment of 8 community representatives. The criteria for appointment to the Committee requires applicants to have a connection with the City of Hawkesbury (to live, work or study in the area) and to have experience of knowledge in the marketing and promotion of community or cultural events. The list of applicants is submitted for Council’s determination.

Conformance to Strategic Plan

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

"Working in partnership with Community and Government to implement plans to meet the social, health, safety, leisure and cultural needs of the City."

Funding

There are no funding implications arising from this report.

ORDINARY MEETING

Meeting Date: 9 December 2008

RECOMMENDATION:

That:

1. Council ratify the draft constitution for the *Hawkesbury Macquarie 2010 Committee*.
2. Council appoint up to eight community representatives and one Councillor to sit on the *Hawkesbury Macquarie 2010 Committee*.

ATTACHMENTS:

AT - 1 Draft Constitution for *Hawkesbury Macquarie 2010 Committee*

ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 1 Draft Constitution for Hawkesbury Macquarie 2010 Committee

Hawkesbury City Council
Hawkesbury Macquarie 2010 Committee

Constitution

1. Name

The Advisory Committee shall be known as the Hawkesbury Macquarie 2010 Committee and is hereinafter referred to as the 'committee'.

2. Objectives

- (a) To work with and assist Hawkesbury City Council staff in the development of local branding for the Macquarie 2010 Celebrations in the City of Hawkesbury.
- (b) To work with and assist Hawkesbury City Council staff to co-ordinate market and promote a program of decentralised and outreach community based events across the City of Hawkesbury to celebrate the achievements and legacy of Elizabeth and Lachlan Macquarie.
- (c) To encourage and assist community groups to develop proposals for events, exhibitions and activities to be held in conjunction with Macquarie 2010 celebrations.
- (d) To assist Council staff to establish criteria for a possible *Macquarie 2010 Seed Funding Program* to be reported to Council for inclusion as a short-term sponsorship category within Council's Community Sponsorship Program.
- (e) Arrange training and support for community groups seeking to stage events in relation to events management, traffic management; grant applications etc.
- (f) Evaluate and assess the outcomes of the Macquarie 2010 Celebrations and the work of the Committee, and report these findings to Council.

3. Role and Authorities

- (a) The Committee is to abide at all times with the terms of reference of this clause, and with the authorities delegated under this clause whilst remaining in force (unless otherwise cancelled or varied by resolution of Council).
- (b) The Committee shall have the following authorities:
 - (i) to recommend to Council a strategy drawn up by professional staff for:
 - establishing an overall program and brand for Macquarie 2010 celebrations within the City of Hawkesbury;
 - developing a marketing and funding strategy to support community groups to plan and stage events, exhibitions and activities within the City of Hawkesbury which are intended to showcase the achievements and legacy of Elizabeth and Lachlan Macquarie;
 - (ii) to bring to Council's attention, by way of recommendation, any item requiring a policy decision which is relevant to the work of the Committee;
- (c) The Council retains the responsibility for all operational and budgetary considerations.

ORDINARY MEETING

Meeting Date: 9 December 2008

- (d) The General Manager (or his/her delegate) retains all responsibility for the direction of any staff member, including any disciplinary action, be it for permanent, temporary or part time staff.
- (e) Any authorities conferred upon the Committee under this Constitution may be varied by Council.

4. Term

Committee members term shall be aligned with the time frame required to complete the objectives of the Committee as defined in section 2 above. Committee members shall cease to hold office following the completion of an evaluation report to Council (as provided for in paragraph 2 (f) subject to the condition that the Committee may be dissolved by Council at any time.

5. Structure and Membership

- (a) The structure and membership of the Committee shall be as follows, and all the undermentioned appointments will have voting rights:
 - (i) 1 (one) Councillor of the Hawkesbury City Council;
 - (ii) 3 (three) Council staff members appointed by the General Manager of Hawkesbury City Council;
 - (iii) 8 (eight) Community Appointments, with expertise in the branding, marketing and promotion of community events appointed by Council following the calling of applications as detailed in clause 6(b) of this Constitution and as provided for in Council's Community Engagement Policy.
- (b) Whereas the appointments detailed in clause 5(a) will form the Committee, the Executive Manager Community Partnerships may also attend meetings of the Committee.
- (c) The Councillor Representative from Hawkesbury City Council shall be appointed as the Chairperson of the Committee, and one of the members of the Committee will be appointed as Deputy Chairperson, to act in the absence of the Chairperson.
- (d) Each member of the Committee entitled to vote shall only have one vote except that of the casting vote of the Chairperson in the case of equality of votes.
- (e) The Committee may co-opt additional members from time to time, at its discretion, to provide specialist advice or assistance, but such co-opted members shall only serve on the Committee for the period of time required, and will not, whilst serving in the position of co-opted member, have any voting rights.
- (f) The Committee may invite as observers citizens or other representatives for the purpose of clarifying certain matters as decided by the Advisory Committee. Such observers will not be permitted to vote.

6. Appointment and Election of Members

- (a) 1 Councillor will be appointed to the Advisory Committee in accordance with practices and procedures of the Council.
- (b) The Council shall place advertisements in the Council Notices section of relevant newspapers inviting nominations from members of the community for membership to the Advisory Committee.
- (c) The Council shall select and appoint the community representatives to the Advisory Committee.
- (d) The Advisory Committee shall have the power to fill casual vacancies at its discretion.
- (e) Members of the Advisory Committee shall cease to hold office:

ORDINARY MEETING

Meeting Date: 9 December 2008

- (i) if the Advisory Committee is dissolved by Council;
 - (ii) upon written resignation or death;
 - (iii) if absent without prior approval of the Advisory Committee for three consecutive meetings; or
 - (iv) if the Council by resolution determines that the member has breached Hawkesbury City Council's Code of Conduct (as it is in force from time to time).
- (f) For the purposes of sub-clause 6(e)(iv), the Code of Conduct is to be taken to apply to community and representative members as referred to in clause 5(a) in the same way as the Code of Conduct applies to Councillors.

7. Procedures and General

- (a) Meetings of the Committee shall be held as required to conduct the business of the Committee. Special meetings may be convened at the discretion of the Chairperson, or, in his/her absence, the Deputy Chairperson.
- (b) The Executive Manager Community Partnerships shall be the Executive Officer to the Committee; and will be responsible for preparation of specialist reports, and any and all correspondence associated with the Committee.
- (c) Hawkesbury Council will provide a Minute Clerk for the purpose of recording the Minutes of the Committee meetings and for the distribution of Minutes followings meetings of the Committee.
- (d) No meeting of the Committee shall be held unless three (3) clear days notice thereof has been given to all members;
- (e) The Minute Clerk shall forward a copy of the Minutes of each Committee meeting to all Committee members.
- (f) At any meeting of the Committee the Chairperson, or the person acting in the position of Chairperson, shall, in addition to his or her ordinary vote, have a casting vote where such a situation occurs where there is an equality of votes.
- (g) The rules governing meetings and the procedures of the Committee shall, so far as they apply, be those covered by the Hawkesbury City Council's Code of Meeting Practice, as may be altered from time to time by resolution of the Council.
- (h) A quorum of the Committee shall be constituted by half plus one of sitting nominated representatives.
- (i) Any members having a pecuniary interest in any matters being discussed by the Committee shall declare such interest at the meeting of the Committee and refrain from voting or discussion thereon.
- (j) The requirements applying to pecuniary interests for members as detailed in clause 7(i) above shall apply equally to any other appointed or invited observers or co-opted members, and also to the Executive Officer.
- (k) Any recommendations of the Committee shall, as far as adopted by the Council, be resolutions of the Council, provided that recommendations or reports of the Committee shall not have effect unless adopted by the Council.
- (l) It shall be competent for the Committee to appoint a sub-committee or specific work groups comprised of members or non-members to exercise and carry out specific investigations for the Committee, and then to report back to the Committee. These appointed sub-committees or work groups may be dissolved by the Committee Party at any time.

ORDINARY MEETING

Meeting Date: 9 December 2008

- (m) Any appointed sub-committees or work groups have no power to make any decisions whatsoever on behalf of the Committee, and any recommendations of any sub-committee or work group will only have effect once adopted by the Committee, or by the Council, as the case may be.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

INFRASTRUCTURE SERVICES

Item: 260 **IS - Compulsory Acquisition of an Easement for Drainage Purposes - 149 Longleat Lane, Kurmond - (79344, 21018, 21020)**

REPORT:

Part of the adopted Works Program provides for the construction of a piped drainage system at the southern end of Longleat Lane to alleviate flooding problems in properties 148, 149 and 150 Longleat Lane, Kurmond.

An inlet structure exists at the end of Longleat Lane, on the eastern side of the road, which is connected to a pipeline crossing the corner of the battleaxe access to property No. 150 to discharge into property No. 149. The pipeline within No. 150 is within an easement for drainage, however, the easement ceases to exist at the boundary between property nos. 149 and 150. The pipeline is currently blocked and during periods of heavy rainfall storm water from Longleat Lane discharges onto all three properties in an uncontrolled manner.

The existing drainage system is considered to be in need of an urgent upgrade for the following reasons:

- It only collects storm water discharge from one side of the road, with water from the western side discharging directly into No. 149.
- The headwall outlet is located adjacent to a driveway and garage in No. 149.
- The receiving property (No. 149) is subject to ongoing sedimentation and erosion problems.
- The drainage headwall and flow path (on No. 149) is not covered by any easement.

The current situation cannot continue indefinitely and a complete drainage solution needs to be implemented as soon as possible to alleviate further damage.

A number of design alternatives have been prepared and submitted to the various property owners for their consideration and possible approval. Unfortunately, agreement has not been achieved and is unlikely to occur in the immediate future.

The only way forward appears to be the compulsory acquisition of a drainage easement over the future pipeline located within properties No 148/150 (Mr. & Mrs. Jarvis) or 149 (Mr. & Mrs. Cullen).

Three possible alternatives are considered as follows:

OPTION 1

Construct the pipeline within properties No's 148/150, generally parallel to the existing battleaxe driveway. This is not the preferred option for the following reasons:

- Construction traffic will need to utilise the existing sealed driveway and any resulting damage will have the potential to significantly increase restoration costs as the driveway extends for nearly the full length of the side boundary.
- If the proposed pipe is fully contained within No 148 it will need to be constructed for nearly the full length of the property (approx 100m) to provide a suitable discharge point. Alternatively, a suitable discharge point exists within an embankment located in No. 149, approximately 60m from the front boundary. If the pipe were redirected into this embankment it will necessitate a driveway crossing of No. 150 and the creation of an additional drainage easement within property No. 149 to cover the discharge point and flow path.

ORDINARY MEETING

Meeting Date: 9 December 2008

- The later proposal will result in the creation of drainage easements over three properties most likely over all three properties.

OPTION 2

Construction of the pipeline under or immediately adjacent to the common boundary between Nos. 149 and 150 is not recommended due to the close proximity of the driveway on one side and the trees on the other. The owners of property No 149 have expressed a very strong attachment to a significant number of trees and will not accept any damage. Furthermore, any work at this location will incur additional costs associated with driveway restorations and removal and reinstatement of a fence.

Option 3

The existing blocked pipe within No 149 be cleared and extended within the property to an existing embankment located approximately 60m from the front boundary. The proposed pipe alignment should be clear of significant tree clusters and fencing.

This is the preferred option for the following reasons:

- This property has been subject to storm water discharge from a pipe outlet constructed in accordance with an approved Subdivision.
- The cost of the project will be considerably less due to the shorter pipe length.
- Restoration charges for grassed surfaces are generally lower.
- This property will also have a significant benefit from the extension to the drainage system to the western side of Longleat Lane

After consideration of all options it is recommended that the proposed pipeline be constructed within property No149 Longleat Lane, Kurmond, following the creation of a suitable drainage easement.

Conformance to Strategic Plan

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

"Objective: A networks of towns, villages and rural localities connected by well-maintained public and private infrastructure, which supports the social an economic development of the City."

RECOMMENDATION:

That:

1. An easement for drainage purposes be acquired over 149 Longleat Lane, Kurmond, Lot 6 D.P. 7565, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.
2. Application for Compulsory Acquisition be made to the Minister for Local Government and the Governor of NSW.
3. All costs associated with the compulsory acquisition be borne by Council.
4. Authority be given for any necessary documentation in association with this matter to be executed under the Seal of Council.

ORDINARY MEETING

Meeting Date: 9 December 2008

ATTACHMENTS:

AT - 1 Location Plan – Properties 148 and 149 Longleat Lane, Kurmond.

ORDINARY MEETING

Meeting Date: 9 December 2008

AT - 1 Location – Properties 148 and 149 Longleat Lane, Kurmond.

**To View This Image,
Please Refer to the Separate
Attachments Document (Maps)**

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 261 **IS - Document for Execution Under the Common Seal of Council - (95495, 79346)**

Previous Item: 86, Ordinary (29 April 2008)

REPORT:

At the Ordinary Meeting of 29 April 2008 Council gave consideration to a report in relation to an existing encroachment on the Kable Street carpark of approximately 3.5m from the adjacent property, Lot 21 DP603166.

At that meeting it was resolved:

"That:

1. *Subject to the property owner having appropriate insurances, occupation of the strip of land shown hatched on the attached plan be acknowledged and its use continue subject to three months notice being given by Council should the area be required in the future. This arrangement is to be reviewed by Council in 2015.*

2. *Formalisation of the matter be subject to Council's Solicitors requirements."*

Subsequently, the property owner has provided evidence of appropriate insurances, the matter has been assessed by Council's Solicitor, and the documentation is awaiting execution by Council. Accordingly, the purpose of this report is to obtain a Council resolution to execute any documentation associated with the matter under the Seal of Council.

Conformance to Strategic Plan

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

"Objective: Establish a framework to define and equitably manage the infrastructure demands of the City."

Funding

Not applicable as this is a procedural matter.

RECOMMENDATION:

That authority be given for any documentation in association with the encroachment on the Kable Street Carpark to be executed under the Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

Item: 262 IS - Regional and Local Community Infrastructure Program - (95494)

REPORT:

Council at its meeting on 25 November 2008 considered a report regarding the Regional and Local Community Infrastructure Program. At that meeting, Council resolved to refer this matter to the Councillor Briefing Session of 2 December 2008. Subsequently, this matter was presented for discussion at the Councillor Briefing Session on 2 December 2008.

The Australian Government recently announced the provision of one-off funding to Councils under the Regional and Local Community Infrastructure Program to stimulate additional growth and economic activity in Australia. There are two components to this funding program: one being a fixed amount being granted to Councils for which they can nominate community infrastructure projects and the second being for strategic projects seeking a commonwealth contribution of \$2M from a funding source of up to \$50M.

Under the first program, advice has been received that a grant of \$834,000 will be available to Hawkesbury City Council.

The funds will be available for additional and ready to proceed community infrastructure projects and for additional stages of projects that are currently underway. The guidelines for eligible programs include new construction and major renovations and refurbishment of assets such as:

- Social and cultural infrastructure (e.g. art spaces, gardens);
- Recreational facilities (e.g. swimming pools, sports stadiums);
- Tourism infrastructure (e.g. walkways, tourism information centres);
- Children, youth and seniors facilities (e.g. playgroup centres, senior citizens' centres);
- Access facilities (e.g. boat ramps, footbridges); and
- Environmental initiatives (e.g. drain and sewerage upgrades, recycling plants).

Funding can be used for:

- Construction or fit-out;
- Preparatory work such as necessary engineering and geotechnical studies;
- Land surveys and site investigations; and
- Project management costs.

Staff have looked at the needs of the organization from a broad perspective to determine priorities for infrastructure works based on sound asset management principles, i.e. carry out essential refurbishment of existing assets whilst minimizing new works which would incur additional and ongoing maintenance in the future. The following program has been developed for Council's consideration:

- **Oasis Swimming Centre** – the Centre was opened in September 1995, 13 years ago and the indoor pool is heated by a heat pump, with a gas boiler as backup. Heating by heat pump is more economical than heating utilizing the gas boiler, however the system in place gives flexibility by enabling heating to continue if one source is not available. Currently the heat pump has reached the end of its economic life and has limited operating capacity. It is proposed to replace the heat pump as part of this program at an estimated cost of \$142,000.
- **Bellbird Hill Lookout Toilet** – the toilet at this location is antiquated and located in an area which is difficult for able-bodied people and almost impossible for anybody who has a disability. It is proposed to provide a new toilet block at approximately the same level as the lookout car-park, including the demolition of the existing building at an estimated cost of \$88,000.

ORDINARY MEETING

Meeting Date: 9 December 2008

- **Community Buildings Security Systems** – many of Council's community buildings have security systems that are between 15 and 20+ years old. Difficulty is being experienced in sourcing parts for control panels and sensors for these systems and it is proposed to upgrade them at an estimated cost of \$119,000.
- **St Albans Hall** – the toilets were constructed by volunteers at an indeterminable time. It consists of rendered brickwork and a tin roof, there has been movement in the foundations resulting in the levels of the floors being such that water does not drain in the desired direction, there is no provision for the disabled and there are ongoing maintenance issues relating to blockages within the system. It is proposed to build new amenities at this location and remove the existing structure at an estimated cost of \$88,000.
- **Kurrajong Community Hall** – Council will recall the extensive consultation that has been undertaken in relation to this building and the fact that the building was reduced in size, and air conditioning was deleted to keep within a budget. It is felt that this is an opportunity whereby additional space can be provided to facilitate utilization by Hawkesbury Community Outreach Service (formally Colo Wilderness Mobile Resource Unit) that will increase the utilization of the centre and as such provide additional security and improved services to the community. It is estimated that the additional works will cost \$150,000.
- **Bensons Lane Sporting Complex** – the Bensons Lane facility has been developed over many years and with the increased usage and inclusion of lighting to enable the fields to be utilized at night, the electrical supply to the area has reached its limit. It is understood that should lighting to two fields be required at any one time it is necessary to turn off hot water systems to ensure adequate power. It is proposed to assist the Hawkesbury Sports Council in stage one of major refurbishment of the electrical supply by providing \$125,000 towards the estimated cost of \$250,000 for this stage.
- **Streeton Lookout** – the fence that divides the Lookout from the Hawkesbury River currently consists of dilapidated chain wire mesh approximately 1.2m – 1.5m high and is considered to be inadequate in that there is an almost vertical drop of around 80 metres to the river below the lookout. It is proposed to replace the existing fence with a more aesthetic and safe structure at an estimated cost of \$60,000.
- **South Windsor Netball and Tennis courts** – the lighting at both these proximate centres is old and as such has continual maintenance issues and the running costs are higher than would be expected due to the inefficient type of fitting. It is proposed to replace the light fittings at locations with more modern energy efficient fittings which will reduce energy usage and ongoing maintenance at an estimated cost of \$62,000.

The estimated total cost of all the projects outlined is \$834,000.

Strategic Projects

As indicated, within the second component of the program the Australian Government is making up to \$50M available in 2008/09 to Local Government under this program. The funding will be available for a limited number of large strategic projects seeking a minimum Commonwealth contribution of \$2M. Larger projects and projects which include partnership funding will be given preference.

Projects will be allocated funding on a nationally competitive basis and will be assessed by the Department of Infrastructure, Transport, Regional Development and Local Government on a tight timetable. Councils or groups of Councils are eligible to apply and Local Councils may also make applications on behalf of not-for-profit organisations. There is a limit of one application per Council or group of Councils.

Eligible projects must be additional and "ready-to-proceed" (the project must be ready to commence construction within six months of signing the Funding Agreement), or be additional stages of projects that are currently underway. Project eligibility i.e. those projects that funding may be spent on and those projects that will not be funded are the same as previously mentioned within the report.

ORDINARY MEETING

Meeting Date: 9 December 2008

A final and complete application form including all supporting documentation must be received by the department by 4pm on 23 December 2008. Incomplete applications will not be considered for funding and each proponent will need to provide the following:

- Details of the council;
- Details of the project funding including other contribution arrangements;
- Financial information including quotations, cost estimates and budgets;
- Project timeframes;
- Project delivery information including project and business plans; and
- All statutory and other approvals required if relevant to the project.

Assistance has been sought from the Hawkesbury District Agricultural Association (Association) for support for the completion of the grandstand complex at the showground. The Association is a not-for-profit organisation and Council is trustee for the land that is owned by the Crown.

Whilst the basic grandstand exists on the site, at this stage it only provides concrete bench seating and a roof structure. The ultimate, stage 3 proposal, will see an enclosed, air conditioned ground level trade and exhibition centre with kitchen and toilets, a first floor air conditioned dining and convention area again with kitchen and toilets and the provision of adequate seating and access to the grandstand.

The estimated cost to complete the grandstand project is \$2,613,000 (incl. GST) and the Agricultural Association has indicated that they can contribute \$35,000 in cash towards that cost.

Due to the short timeframe available there are no Council projects identified which could be developed to a stage to make an application under this program and as such it is considered that the project put forward by the Association is worthy of support and it will be recommended that Council make application on behalf of the Association.

Conformance to Strategic Plan

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

"Objective: A network of towns, villages and rural localities connected by well-maintained public and private infrastructure, which supports the social and economic development of the City."

Funding

Funding to be provided as outlined within the report.

RECOMMENDATION:

That:

1. The program of works outlined in the report in relation to the \$834,000 offered under the Regional and Local Community Infrastructure Program be submitted to the Department of Infrastructure Transport and Regional Development and Local Government for approval.
2. Council make application on behalf of the Hawkesbury District Agricultural Association in relation to the completion of the grandstand complex at the Hawkesbury Showground under the Regional and Local Community Infrastructure Program – Strategic Projects.

ORDINARY MEETING

Meeting Date: 9 December 2008

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

SUPPORT SERVICES

Item: 263 **SS - Rating Options - Differential Rates for Business Category - (95496)**

Previous Item: 12, Ordinary (5 February 2008)
65, Special (17 April 2007)
85, Special (2 May 2006)

REPORT:

Council at its Ordinary meeting of 5 February 2008 gave consideration to a report on various rating options available for the ordinary rate including the way the rate minimum amount is levied (i.e. ad valorem or base) and a variable rate level for the business rate category above the residential rate category. At that meeting, Council resolved as follows:

"That:

1. *The information concerning rating options available to Council be noted.*
2. *Council discontinue consideration of the use of any base amount element when setting rates."*

With regard to a variable rate level for the business rate category, also known as a differential rate for business, Council, at its Special meeting of 2 May 2006, resolved, in part, that:-

"Consideration of differential rates for business as compared to residential properties not be proceeded with in the 2006/2007 financial year and consideration be deferred until a sensitivity analysis, which will include where possible but not be limited to a study between the commercial areas referred to in this report of:

- (a) Escape expenditure in the various commercial areas;*
- (b) Ability for Hawkesbury business to attract customers from outside the Hawkesbury;*
- (c) Comparisons of net operating returns per dollar (\$) of rent;*
- (d) Comparison of commercial land values;*
- (e) Turnover of businesses;*
- (f) Returns on investments to property owners."*

This report will consider the likely outcome of transferring more of the cost of the ordinary rate to the business category and less to the residential category. It will also provide information to assess whether a higher business rate is fair to business and what difference it would make to the residential category.

Resources have not permitted attention to the matter before now and Council officers have given priority to assisting Council in its determination of the way in which the rate income is levied across all categories.

Current Situation for the Business Rate Category

The present position at Council sees business rates and residential rates utilising the same minimum amount and the same ad valorem amount (rate in the \$).

Section 498 of the *Local Government Act 1993* (the Act) enables a council to levy an ad valorem amount on all rateable land in its area and this amount can vary between categories/sub-categories of land. This rate can, where a base rate process is not utilised, be subject to a minimum rate, which can also vary between categories/sub-categories of land (Section 548 of the Act).

ORDINARY MEETING

Meeting Date: 9 December 2008

As would be appreciated, utilising the above available options, a council could produce a myriad of combinations given that Council currently has identified a number of possible sub-categories covering the various types of landholdings within Council's area.

Differential Rate Modeling for the Business Rate Category

Accordingly, in view of the comments in the previous section, modelling has been undertaken on the Council's rating database in regard to various options for a differentially higher rate for business properties, as compared to residential properties.

The modelling has utilised the following criteria:

- Based on the notional yield as at 31 October 2008, and excludes any possible Minister's increase for 2009/2010;
- Farmland category is excluded from the analysis (total of 619 properties);
- Higher business category differential options prepared at 115%, 130%, 145% and 160% above the residential category; noting that currently the business rates and residential rates utilise the same minimum amount and the same ad valorem amount;
- Existing rateable land values have been used, noting new valuations by the Valuer General have recently been received by Council for the entire local government area (LGA), to take effect from 2009/2010. The work involved in applying the new valuations should be completed by early 2009;
- Averages per suburb and an overall average prepared for business and residential categories as a result of the higher business options, noting individual properties may vary from the average, depending on individual land values; and
- Change (cost or saving) between the business category and residential category within suburbs prepared.

The results of the modelling for the four (4) higher business rate options are shown in the Attachments to this report, being:

Attachment 1a & 1b	115% option
Attachment 2a & 2b	130% option
Attachment 3a & 3b	145% option
Attachment 4a & 4b	160% option.

The "a" attachments show the business rate effects and the "b" attachments show the residential rate effects. The attachments show how business and residential rated properties in each suburb are affected by each option including an average rate for each suburb.

It should be stressed at this stage that any variation to the manner in which the Council levies its rates does not alter or increase the total amount of rates that can be raised, other than by the permissible increase granted by the Minister. It only operates to vary and re-distribute rates internally within the Council's area.

The modelling shown in the attachments for the introduction of a differential business rate shows that for each option:

- A 15% higher business rate, increases the average business rate by \$185.85 per year (equivalent to \$3.57 per week). This results in the average residential rate decreasing by \$12.13 per year (equivalent to 23.5 cents per week).

ORDINARY MEETING

Meeting Date: 9 December 2008

- A 30% higher business rate increases the average business rate by \$371.70 per year (equivalent to \$7.15 per week). This results in the average residential rate decreasing by \$24.24 per year (equivalent to 47 cents per week).
- A 45% higher business rate increases the average business rate by \$557.55 per year (equivalent to \$10.72 per week). This results in the average residential rate decreasing by \$36.34 per year (equivalent to 70 cents per week).
- A 60% higher business rate increases the average business rate by \$743.41 per year (equivalent to \$14.30 per week). This results in the average residential rate decreasing by \$48.40 per year (equivalent to 93 cents per week).

The modelling also shows that there are variations by suburb for all of the options and there will be individual variations within suburbs depending on land values.

A further factor that affects this issue relates to the land values utilised by Council for rating purposes. The Valuer General revalues the land values in each LGA every three (3) years. As outlined earlier, it will be necessary for these new land values to be utilised for the 2009/2010 rating year. New valuations may result in a significant variation to the modelling undertaken and attached to this report.

Also, any increase in rates by the Minister's increase for 2009/2010 will affect the attached workings of the modelling.

Effect of a Differential Rate for the Business Rate Category

While Council has indicated that it might be appropriate to introduce a differential rate for the business category, it has also highlighted the need to consider the impact of a higher charge for business properties as outlined in Council's resolution shown above. Often the reasons given to introduce a differential business rate, is to either remove part of the financial burden from the residential category and/or to require business to share more of the burden for the benefits derived from infrastructure and services supplied by a council.

This section of the report will address the effect of applying a higher rate to properties in the business category above the residential category. The key concerns or the sensitivity measures stated in Council's resolutions will be addressed, being:

- (a) the subsequent effects of a higher business rate on the business category;
- (b) the sensitivity measures identified or alternatives;
- (c) the impact of the rating rules in capturing businesses to contribute;
- (d) whether a higher business rate achieves a more equitable distribution of rating across categories; and
- (e) whether a higher business rate should be applied to business rateable lands across the LGA specific locations.

It is noted that Council in an early resolution suggested that this investigation should include input from the community and the business sector. This has not been done at this stage as it is likely to raise perceptions before Council decides to pursue the matter, and may unnecessarily alarm the business community, business ratepayers and the tenants of business rateable land. A preferable approach is to decide on the differential rate to be pursued, if this is Council's desired direction, so a consultation strategy could be developed with facts and figures to show the impact and occurring in conjunction with the Management Plan process.

- (a) Subsequent effects of a higher business rate on the business category

The modelling undertaken in the previous section produced data for the total business category that shows the subsequent effect on the category distribution of rates, if a higher business rate were in place. This is shown in Table 1.

ORDINARY MEETING

Meeting Date: 9 December 2008

This effect is that the business category would pay more rates towards the total ordinary rate base (rating capping currently set at \$23.37million for 2008/2009 for the purpose of this modelling) than the current amount of \$1.91million or 8.18%. Under the options the business category would:

- With a 15% increase contribute approximately \$290,000 more and be 9.41% of the rate base. Residential would contribute approximately \$290,000 less*;
- With a 30% increase contribute approximately \$580,000 more and be 10.64% of the rate base. Residential would contribute approximately \$580,000 less*;
- With a 45% increase contribute approximately \$860,000 more and be 11.87% of the rate base. Residential would contribute approximately \$860,000 less*; and
- With a 60% increase contribute approximately \$1.15million more and be 13.09% of the rate base. Residential would contribute approximately \$1.15million less*.

* Farmland category also factor in calculating category rate changes.

Under the options, the maximum saving to residential properties is about \$48.40 per year on the average rate, while the minimum extra cost (on top of current rate contribution) to business properties, is about \$185.85 per year on the average rate.

Table 1 also shows the subsequent effect on the share of the ordinary rate base, where the business category properties of 1,544 (6.34%) would pay 13.09% of all revenue raised with a 60% increase in rates, compared to current position of 8.18%. This would also mean the residential category properties of 22,188 (91.12%), would pay 82.43%, compared to the current position 87.34%.

If an approach was pursued to target particular business locations to pay more rates, there is greater potential to concentrate the burden of rates to fewer business properties in Council's LGA. This would set up a cost differential impact within the business category itself.

Table 1 – Aggregated Results for the Differential business rate options in Hawkesbury LGA						
Rate Categories	Properties & %*	Rate contrib. - NO bus. rate differential & %	Rate contrib. – 15%bus. rate differential & %	Rate contrib. – 30%bus. rate differential & %	Rate contrib. – 45%bus. rate differential & %	Rate contrib. – 60% bus. rate differential & %
Business	1,544 (6.34)	\$1.91m (8.18%)	\$2.20m (9.41%)	\$2.49m (10.64%)	\$2.77m (11.87%)	\$3.06m (13.09%)
Farmland	619 (2.54)	\$1.05m (4.48%)	\$1.05m (4.48%)	\$1.05m (4.48%)	\$1.05m (4.48%)	\$1.05m (4.48%)
Residential	22,188 (91.12)	\$20.41m (87.34%)	\$20.12m (86.11%)	\$19.83 (84.88%)	\$19.55m (83.65%)	\$19.26m (82.43%)
TOTAL	24,351 (100)	\$23.37m (100%)	\$23.37m (100%)	\$23.37m (100%)	\$23.37m (100%)	\$23.37m (100%)

* that are rateable (as opposed to those that are excluded)

(b) The sensitivity measures identified or alternatives

In terms of the sensitivity measures outlined in Council's resolution, the commercial areas referred to were not identified in the report. It is considered that the main commercial centres in Council's LGA are at Windsor, Richmond, South Windsor, Mulgrave and North Richmond. A number of other councils tend to focus certain business rate charges on their main commercial centres.

ORDINARY MEETING

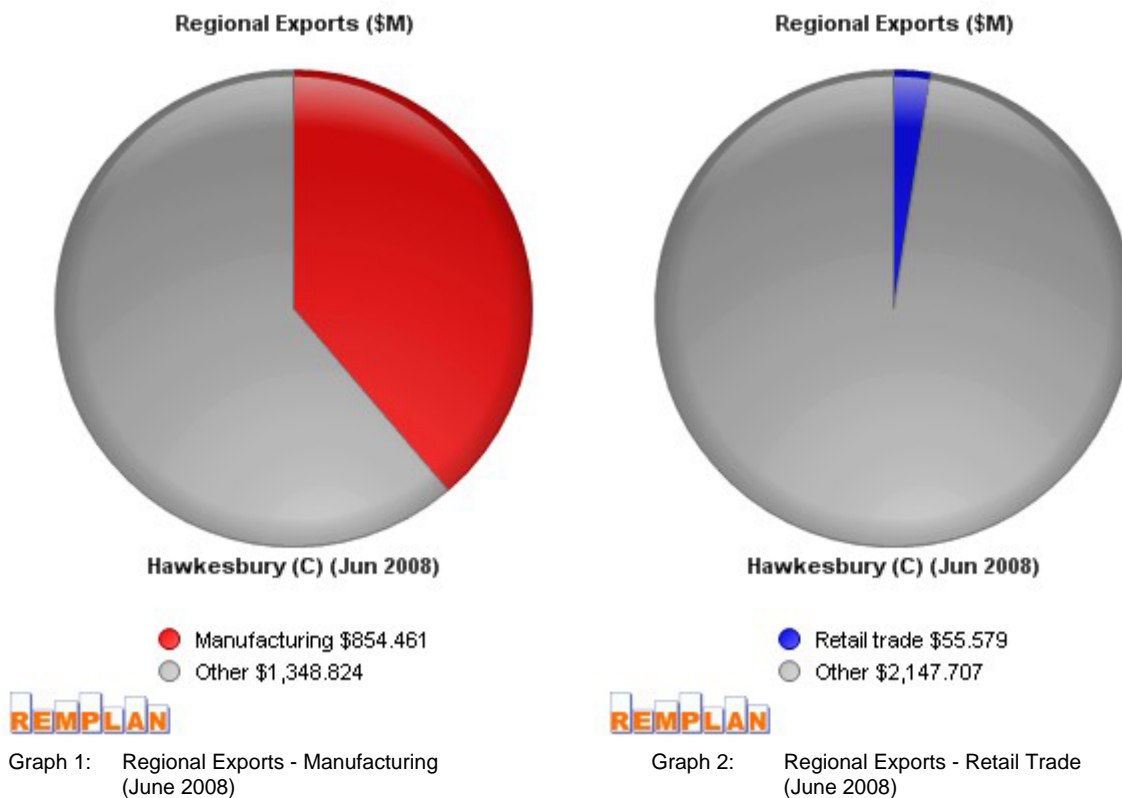
Meeting Date: 9 December 2008

The measures suggest ways in which Council could consider the impact of a differential rate for the business category on the businesses that are located in commercial areas. It is agreed business impacts should be considered, but it is not possible to obtain the data to consider the suggested measures.

The data is not available, or if it were, is unlikely to be presented at the scale required (but rather by sector). The data might be held by businesses and is likely to be commercial-in-confidence. It is not collected by Federal or Government authorities, and Council has no reason/ jurisdiction to collect it. The Australian Bureau of Statistics collects some business data, but once again, it is not data to specifically address the suggested measures. Also, customer attraction activities are a function of the individual business' promotion and marketing activities in their business plans; business turnover is difficult to track and a business property owner is unlikely to share investment performance data.

In terms of measure (a) from Council's resolution of 2 May 2006, some other data is available to help build an alternative measure of escape expenditure for the industrial sectors in the LGA. Council's REMPLAN Economic Modelling software includes a measure of Regional Exports, which can be equated to a type of escape expenditure. Regional Exports is defined as:

The total regional export is about \$2,203.29m in the LGA. Manufacturing exports most at \$854.46m (38.8%). Retail trade is 8th on the list with \$55.579m (2.5%). See Graphs 1 and 2 below and Attachment 5 for full regional export sector details.



There are also goods and services sold within the LGA that should also be considered in any assessment of expenditure or performance. Total local sales are \$1,595.628 million in the LGA. Manufacturing has most sales at \$541.906 million (34.0 %). Retail trade is 6th on the list with \$68.654 million (4.3 %). Local Sales is defined below, and only relates to sales to industry sectors and not to customers (which is not available).

"The goods and services produced by industry sectors in Hawkesbury which are sold to consumers, businesses and governments based outside the area's boundaries".

ORDINARY MEETING

Meeting Date: 9 December 2008

In terms of measure (d) from Council's resolution of 2 May 2006, commercial land values are not generally available at the scale required (i.e. LGA town centres). Some research is around, like Laing+Simmons Commercial Research Report on Office Rents per sqm, but usually only for major centres. Commercial land values are influenced by a number of market factors. The land valuation undertaken by the Valuer-General is an alternative measure to help factor land costs into the likely impact in a differential business rate.

As a result of the last revaluation (2005), the average land valuation rose by 71%, from \$215,000 to \$368,000 for the business rateable properties. However, most properties in the business category, being 394 (26.5%), paid the minimum rate of \$366. In contrast the LGA wide average had rose 78%.

Another measure to help test the impact of a differential rate for the business category is to consider the subsequent effect on a business entity that leases land, but is not the landowner. It is likely that any increase in business rates would be passed on to a tenant, and would be considered at the next review of a lease and when new leases are started.

Council owns a number of business properties that are leased to businesses e.g. Glossodia, McGraths Hill and Wilberforce Shopping Centres. The leases for the individual shops are standard commercial leases and include a component for outgoings that includes council rates. A sample shop lease shows that outgoings represented about 12% of lease costs and that council rates is the minority charge with water, rubbish, utilities and insurance represented most of the 12%. A sample shop lease indicated that, in that case (and subject to leased floor space), council rates made up 4.7% of the outgoings. It is probable that a landlord would seek to increase rents to cover the cost of differential rate rise.

(c) The impact of the rating rules in capturing businesses to contribute

The rules for rating property are outlined in the Local Government Act, 1993 and are fundamentally linked to rateable land and hence the landowner (who may pass on the rates where there are leases in place). The Act, under Sections 555 and 556, includes provision to exempt properties from rates for certain reasons, which is often linked to the activity on the land eg. religious or charitable bodies, area health service, university, trust like the Sydney Cricket and Sports Ground Trust, Boards and Zoological Parks Board.

Discussion about land exempt from rates has been raised in the public arena. Discussion has considered the fact that exempt properties use infrastructure and services in a LGA and should help contribute to the rate base. This is relevant to Hawkesbury's LGA. It is likely that there are businesses operating from the range of exempt properties, regardless of the intent of the exemption. For example, a private medical practice located on hospital grounds. It would be fairer to the rateable business properties and the ordinary rate if more businesses contributed to the rate base. At this point, those businesses that choose a traditional location to operate will have higher operational costs and Council would further increase these costs with a differential business rate.

Some points are:

- There are currently 1,544 business rated properties in the LGA, representing the dominant use on the land. It is not a true reflection of all businesses registered in the LGA, which is likely to be much higher.
- A number of business entities are located on residential and farmland properties, as the secondary use or mix-use eg accommodation, personal and professional services.
- Business rated land does not parallel the land use zoning of the land. For example, manufacturing and motel activities can occur in urban and rural zones.

(d) Whether a higher business rate achieves a more equitable distribution of rating across categories

In considering a differential business rate, Council will need to consider what it considers to be an equitable distribution of the rates across its area and whether or not the current distribution is appropriate in all the prevailing circumstances.

ORDINARY MEETING

Meeting Date: 9 December 2008

As indicated previously, reasons given to introduce a differential business rate is to either remove part of the financial burden from the residential category, and/ or to require business to share more of the burden for the benefit derived from infrastructure and services supplied by a council. The second reason appears to be used most with the following justifications:

- Business has a greater capacity to pay, and therefore should;
- Business can deduct rates and charges through the tax system;
- Quantum and level of services provided to business eg. street sweeping, cleaning, business networking, training, awards;
- Facilities provided in the public domain that business benefit from eg. street furniture;
- Tourist/ visitor services that business benefit from eg. promotion of area for extra customers;
- Public domain improvements that business benefit from eg. town centre refurbishments, signs;
- Area-wide marketing and promotion activities involving businesses; and
- 'Economic' and business development activities to address market presence.

Section 8 of the Local Government Act, 1993, which provides a council's charter includes the raising of "*...funds for local purposes by the fair imposition of rates, charges and fees,....*";

The last section of the report provides a summary of the differential business rates used in some other LGAs. Parramatta City Council runs an extensive town improvement and economic development program, which provides the listed reasons above. This is on top of a special levy at Parramatta City Council for town centre development.

It is given that residential ratepayers would benefit from a higher business rate, because they would pay less, however small as shown in the modelling. This might be considered to be fair by Council.

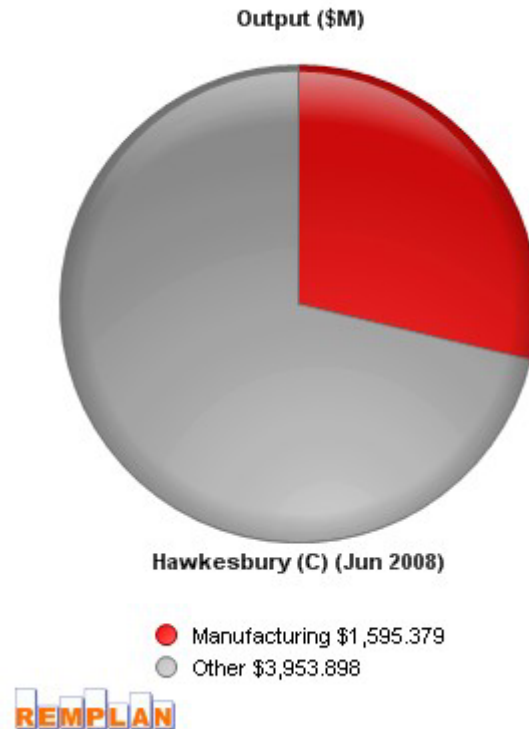
(e) Whether a higher business rate should be applied to business rateable lands across the LGA specific locations.

It has been suggested that the differential business rate could be applied to specific locations and suggested the traditional commercial areas or town centres. Section 529 of the Local Government Act allows the business category to be applied or sub-categories according to a centre of activity, "*...comprise[ing] a business centre, an industrial estate or some other concentration of like activities.*"

In terms of the LGA, the gross revenue, as indicated by REMPLAN data referred to previously, generated by businesses and organisations in the LGA, is \$5,549.277 million. Of that, manufacturing has the most output being \$1,595.38 million or 28.7% (see Graph 3 below). Retail is 5th on the list at \$391.344 million or 7.1%. Manufacturing centres of activities could be identified as the preferred business ratepayers, because they may have greater capacity to do so. This would also help other business sectors that are less able to pay like retail. This would also act to not impose the higher rates in the town centres, which would act as a penalty to landowners and potential investors. All effort should be made to encourage investment in town centres.

ORDINARY MEETING

Meeting Date: 9 December 2008



Graph 3: Output - Manufacturing (June 2008)

Other Council Differential Rates for the Business Rate Categories

Table 2 considers what some other councils do when it comes to a differential rate for the business category, compared to the residential category in their LGAs. These other councils all apply a differential rate to business properties, with the minimum being 140% of the ad valorem residential rate and the maximum being 470%, and some have sub-categories within the business category, all with varying rates. It must be noted, that the rate would be influenced by the business/ residential balance in these other councils, with a number of the LGAs having proportionally more business properties because they are centres/ business districts eg. Baulkham Hills, Blacktown, Parramatta, and Penrith. Interestingly, Lithgow has one of the highest business rates.

Table 2 – Differential Business Rate in other LGAs	
Council	Business Rate Compared to Residential Rate
Hawkesbury City Council	100%
Wollondilly Shire Council	140%
Campbelltown City Council	164%
Penrith City Council	180%
Blue Mountains City Council	200%
Baulkham Hills Shire Council	218%
Orange City Council	240%
Blacktown City Council	246%
Lithgow City Council	352%
Parramatta City Council	470%

ORDINARY MEETING

Meeting Date: 9 December 2008

As indicated previously in this report, the new valuations have recently been received by Council from the Valuer General, and it is expected that Council will complete actions associated with the new valuations from the Valuer General early in 2009 for use in the 2009/2010 rating year. It is likely that these new values may alter the modelling upon which this report is based. Following the application of the new valuations from the Valuer General, further modelling for the differential rates for business could be carried out.

As such, in the event that Council wishes to pursue the possible introduction of a varied (increased) business rate, it is suggested that this be further considered once the modelling has been reviewed, utilising the new valuations. Due to the timing for advertising and making of rates, this is most likely to mean that if a varied business rate were to be introduced by Council, it would not be until the 2010/2011 rating year.

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 coordinating human and financial resources"

Funding

There are no funding effects from this report.

RECOMMENDATION:

That:

1. The information concerning rating options available to Council in regard to differential rates for business be noted.
2. Consideration of the matter be deferred, until the opportunity has been available to undertake further modelling regarding possible alterations to the structure of business rates levied by Council, on the basis of new valuations from the Valuer General's Department.

ATTACHMENTS:

- AT - 1a** Option 1 (115% Business Rate) - Business Properties
AT - 1b Option 1 (115% Business Rate) - Residential Properties
- AT - 2a** Option 2 (130% Business Rate) - Business Properties
AT - 2b Option 2 (130% Business Rate) - Residential Properties
- AT - 3a** Option 3 (145% Business Rate) - Business Properties
AT - 3b Option 3 (145% Business Rate) - Residential Properties
- AT - 4a** Option 4 (160% Business Rate) - Business Properties
AT - 4b Option 4 (160% Business Rate) - Residential Properties
- AT - 5** Hawkesbury LGA - Regional Exports and Local Sales

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 1a: Option 1 (115% Business Rate) - Business Properties

Business Suburb	No of Props	Current		Option1			
		Notional yield	Average	%	Business + 15% Average	\$ per year	\$ per week
AGNES BANKS	3	3,174.70	1,058.23	116.57%	1,233.60	175.37	3.37
BERAMBING	1	2,422.20	2,422.20	116.57%	2,823.60	401.40	7.72
BILPIN	10	8,535.99	853.60	114.91%	980.87	127.27	2.45
BLAXLANDS RIDGE	2	1,511.45	755.73	116.57%	880.96	125.24	2.41
BLIGH PARK	11	16,228.90	1,475.35	115.70%	1,706.95	231.60	4.45
BOWEN MOUNTAIN	5	4,807.34	961.47	115.10%	1,106.61	145.15	2.79
CATTAI	2	1,995.89	997.95	116.57%	1,163.32	165.38	3.18
CLARENDON	14	12,598.03	899.86	114.32%	1,028.72	128.86	2.48
COLO	3	5,606.59	1,868.86	116.57%	2,178.56	309.70	5.96
COLO HEIGHTS	6	2,814.99	469.16	103.97%	487.81	18.64	0.36
CORNWALLIS	1	1,185.26	1,185.26	116.57%	1,381.68	196.42	3.78
EAST KURRAJONG	4	3,764.18	941.04	114.69%	1,079.26	138.22	2.66
EBENEZER	13	19,127.70	1,471.36	114.72%	1,687.91	216.55	4.16
FREEMANS REACH	10	11,071.07	1,107.11	116.57%	1,290.57	183.47	3.53
GLOSSODIA	8	14,084.29	1,760.54	116.57%	2,052.29	291.75	5.61
GROSE VALE	7	14,394.33	2,056.33	116.57%	2,397.10	340.77	6.55
GROSE WOLD	6	40,709.11	6,784.85	116.57%	7,909.22	1,124.37	21.62
HOBARTVILLE	5	4,201.87	840.37	113.20%	951.27	110.89	2.13
KURMOND	13	17,281.59	1,329.35	116.57%	1,549.65	220.30	4.24
KURRAJONG	30	44,170.56	1,472.35	114.85%	1,690.98	218.63	4.20
KURRAJONG HEIGHTS	27	35,345.21	1,309.08	115.58%	1,513.04	203.96	3.92
KURRAJONG HILLS	4	6,317.10	1,579.27	116.57%	1,840.99	261.71	5.03
LOWER PORTLAND	4	6,494.73	1,623.68	116.57%	1,892.75	269.07	5.17
MARAYLYA	7	5,740.69	820.10	115.34%	945.87	125.77	2.42
MCGRATHS HILL	11	16,596.91	1,508.81	116.57%	1,758.85	250.04	4.81
MELLONG	1	768.64	768.64	116.57%	896.02	127.38	2.45
MOGO CREEK	2	856.00	428.00	100.00%	428.00	-	-
MULGRAVE	199	252,240.74	1,267.54	115.00%	1,457.69	190.14	3.66
NORTH RICHMOND	89	116,000.02	1,303.37	115.30%	1,502.81	199.44	3.84
OAKVILLE	10	18,423.33	1,842.33	116.19%	2,140.55	298.21	5.73
PITT TOWN	12	13,438.37	1,119.86	116.57%	1,305.44	185.58	3.57
PITT TOWN BOTTOMS	1	629.77	629.77	116.57%	734.14	104.36	2.01
RICHMOND	295	322,166.08	1,092.09	114.01%	1,245.12	153.03	2.94
RICHMOND LOWLANDS	1	549.03	549.03	116.57%	640.02	90.98	1.75
SACKVILLE	2	2,493.25	1,246.63	116.57%	1,453.21	206.59	3.97
SOUTH WINDSOR	304	392,255.54	1,290.31	115.25%	1,487.05	196.74	3.78
ST ALBANS	11	6,966.56	633.32	112.84%	714.65	81.32	1.56
TENNYSON	1	428.00	428.00	100.00%	428.00	-	-
UPPER COLO	2	1,642.33	821.16	112.25%	921.78	100.62	1.93
VINEYARD	85	124,757.40	1,467.73	115.59%	1,696.63	228.89	4.40
WEBBS CREEK	4	9,244.81	2,311.20	116.22%	2,686.18	374.98	7.21
WHEENY CREEK	1	428.00	428.00	100.00%	428.00	-	-
WILBERFORCE	65	61,084.37	939.76	114.67%	1,077.60	137.84	2.65
WINDSOR	247	282,585.77	1,144.07	114.74%	1,312.73	168.65	3.24
WINDSOR DOWNS	1	428.00	428.00	100.00%	428.00	-	-
WISEMANS FERRY	2	1,700.46	850.23	112.40%	955.67	105.43	2.03
YARRAMUNDI	2	3,765.71	1,882.86	116.57%	2,194.88	312.02	6.00
Total	1,544	\$1,913,032.83	\$1,239.01	115.00%	\$1,424.86	185.85	3.57

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 1b: Option 1 (115% Business Rate) - Residential Properties

Residential Suburb	No of Props	Current		Option 1 Business + 15%			
		Notional yield	Average	%	Average	\$ per year	\$ per week
AGNES BANKS	134	\$100,544.22	750.33	98.52%	739.25	(11.08)	(0.21)
BERAMBING	38	\$48,424.62	1,274.33	98.50%	1,255.20	(19.14)	(0.37)
BILPIN	262	\$318,650.33	1,216.22	98.50%	1,198.03	(18.19)	(0.35)
BLAXLANDS RIDGE	197	\$236,331.06	1,199.65	98.51%	1,181.73	(17.92)	(0.34)
BLIGH PARK	2,233	\$1,248,998.66	559.34	98.75%	552.37	(6.96)	(0.13)
BOWEN MOUNTAIN	576	\$410,618.27	712.88	98.51%	702.24	(10.64)	(0.20)
CATTAI	153	\$244,090.09	1,595.36	98.50%	1,571.49	(23.87)	(0.46)
CENTRAL COLO	21	\$17,762.96	845.86	98.57%	833.76	(12.09)	(0.23)
CENTRAL MACDONALD	30	\$22,415.90	747.20	98.81%	738.33	(8.86)	(0.17)
CLARENDON	40	\$34,296.82	857.42	98.52%	844.70	(12.72)	(0.24)
COLO	35	\$22,869.42	653.41	98.72%	645.07	(8.34)	(0.16)
COLO HEIGHTS	115	\$74,373.57	646.73	98.77%	638.75	(7.98)	(0.15)
CORNWALLIS	17	\$16,978.32	998.72	98.65%	985.24	(13.49)	(0.26)
CUMBERLAND REACH	77	\$60,057.64	779.97	98.50%	768.26	(11.71)	(0.23)
EAST KURRAJONG	619	\$853,535.15	1,378.89	98.50%	1,358.23	(20.67)	(0.40)
EBENEZER	320	\$366,362.77	1,144.88	98.54%	1,128.17	(16.71)	(0.32)
FERNANCES	19	\$8,270.72	435.30	99.82%	434.51	(0.79)	(0.02)
FREEMANS REACH	632	\$585,055.74	925.72	98.51%	911.94	(13.78)	(0.26)
GLOSSODIA	948	\$813,610.68	858.24	98.50%	845.36	(12.87)	(0.25)
GROSE VALE	391	\$691,515.80	1,768.58	98.50%	1,742.09	(26.49)	(0.51)
GROSE WOLD	184	\$305,445.88	1,660.03	98.50%	1,635.10	(24.93)	(0.48)
HIGHER MACDONALD	18	\$11,807.89	655.99	98.84%	648.38	(7.61)	(0.15)
HOBARTVILLE	1,078	\$660,330.50	612.55	98.52%	603.48	(9.07)	(0.17)
KURMOND	283	\$399,023.54	1,409.98	98.50%	1,388.80	(21.17)	(0.41)
KURRAJONG	1,034	\$1,460,451.79	1,412.43	98.51%	1,391.35	(21.08)	(0.41)
KURRAJONG HEIGHTS	512	\$534,235.47	1,043.43	98.51%	1,027.88	(15.54)	(0.30)
KURRAJONG HILLS	230	\$360,337.85	1,566.69	98.50%	1,543.19	(23.50)	(0.45)
LEETS VALE	30	\$22,273.01	742.43	98.53%	731.50	(10.94)	(0.21)
LOWER MACDONALD	233	\$120,898.52	518.88	99.17%	514.55	(4.32)	(0.08)
LOWER PORTLAND	156	\$122,086.59	782.61	98.59%	771.54	(11.07)	(0.21)
MARAYLYA	238	\$403,654.79	1,696.03	98.50%	1,670.56	(25.47)	(0.49)
MCGRATHS HILL	892	\$617,751.63	692.55	98.55%	682.47	(10.07)	(0.19)
MELLONG	8	\$5,154.44	644.31	98.50%	634.63	(9.68)	(0.19)
MOGO CREEK	9	\$3,908.44	434.27	99.81%	433.46	(0.81)	(0.02)
MOUNTAIN LAGOON	42	\$52,429.33	1,248.32	98.50%	1,229.57	(18.75)	(0.36)
MULGRAVE	24	\$22,180.89	924.20	98.50%	910.32	(13.88)	(0.27)
NORTH RICHMOND	1,705	\$1,452,801.52	852.08	98.65%	840.58	(11.51)	(0.22)
OAKVILLE	532	\$1,181,034.12	2,219.99	98.50%	2,186.66	(33.33)	(0.64)
PERRYS CROSSING	3	\$1,317.83	439.28	99.47%	436.97	(2.31)	(0.04)
PITT TOWN	544	\$609,383.09	1,120.19	98.51%	1,103.54	(16.65)	(0.32)
PITT TOWN BOTTOMS	28	\$17,293.75	617.63	98.94%	611.06	(6.57)	(0.13)
PUTTY	9	\$5,025.26	558.36	98.50%	549.98	(8.39)	(0.16)
RICHMOND	2,083	\$1,219,673.32	585.54	98.94%	579.33	(6.21)	(0.12)
RICHMOND LOWLANDS	19	\$26,324.63	1,385.51	98.55%	1,365.38	(20.13)	(0.39)
SACKVILLE	86	\$73,179.66	850.93	98.52%	838.30	(12.63)	(0.24)
SACKVILLE REACH	1	\$1,453.32	1,453.32	98.50%	1,431.50	(21.82)	(0.42)
SCHEYVILLE	1	\$2,364.07	2,364.07	98.50%	2,328.57	(35.50)	(0.68)
SOUTH WINDSOR	2,217	\$1,243,155.48	560.74	98.79%	553.94	(6.79)	(0.13)
ST ALBANS	115	\$65,501.12	569.57	99.11%	564.49	(5.09)	(0.10)
TENNYSON	131	\$219,533.75	1,675.83	98.50%	1,650.71	(25.12)	(0.48)
THE SLOPES	97	\$133,970.27	1,381.14	98.50%	1,360.40	(20.74)	(0.40)
UPPER COLO	37	\$29,667.57	801.83	98.63%	790.83	(11.00)	(0.21)
UPPER MACDONALD	38	\$22,417.82	589.94	98.93%	583.62	(6.32)	(0.12)
VINEYARD	358	\$425,113.90	1,187.47	98.66%	1,171.50	(15.97)	(0.31)
WEBBS CREEK	40	\$30,607.86	765.20	98.75%	755.63	(9.56)	(0.18)
WHEENY CREEK	25	\$18,520.38	740.82	98.60%	730.46	(10.35)	(0.20)
WILBERFORCE	938	\$1,003,623.12	1,069.96	98.50%	1,053.95	(16.01)	(0.31)
WINDSOR	699	\$450,517.22	644.52	98.74%	636.37	(8.15)	(0.16)
WINDSOR DOWNS	360	\$573,723.98	1,593.68	98.50%	1,569.76	(23.91)	(0.46)
WISEMANS FERRY	43	\$21,555.15	501.28	99.42%	498.39	(2.89)	(0.06)
WRIGHTS CREEK	14	\$6,664.98	476.07	99.37%	473.05	(3.02)	(0.06)
YARRAMUNDI	237	\$302,692.88	1,277.19	98.50%	1,258.09	(19.10)	(0.37)
Total	22,188	\$20,413,849	\$920.04	98.68%	\$907.91	(12.13)	(0.23)

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 2a: Option 2 (130% Business Rate) - Business Properties

Business Suburb	No of Props	Current		Option 2 Business + 30% \$ per			
		Notional yield	Average	%	Average	year	\$ per week
AGNES BANKS	3	3,174.70	1,058.23	132.96%	1,407.07	348.83	6.71
BERAMBING	1	2,422.20	2,422.20	132.96%	3,220.65	798.45	15.35
BILPIN	10	8,535.99	853.60	129.66%	1,106.76	253.16	4.87
BLAXLANDS RIDGE	2	1,511.45	755.73	132.96%	1,004.84	249.12	4.79
BLIGH PARK	11	16,228.90	1,475.35	131.23%	1,936.04	460.68	8.86
BOWEN MOUNTAIN	5	4,807.34	961.47	130.03%	1,250.19	288.72	5.55
CATTAI	2	1,995.89	997.95	132.96%	1,326.91	328.96	6.33
CLARENDON	14	12,598.03	899.86	128.48%	1,156.18	256.32	4.93
COLO	3	5,606.59	1,868.86	132.96%	2,484.91	616.05	11.85
COLO HEIGHTS	6	2,814.99	469.16	108.26%	507.92	38.75	0.75
CORNWALLIS	1	1,185.26	1,185.26	132.96%	1,575.97	390.71	7.51
EAST KURRAJONG	4	3,764.18	941.04	129.22%	1,215.98	274.93	5.29
EBENEZER	13	19,127.70	1,471.36	129.44%	1,904.54	433.18	8.33
FREEMANS REACH	10	11,071.07	1,107.11	132.96%	1,472.05	364.94	7.02
GLOSSODIA	8	14,084.29	1,760.54	132.96%	2,340.88	580.34	11.16
GROSE VALE	7	14,394.33	2,056.33	132.96%	2,734.18	677.85	13.04
GROSE WOLD	6	40,709.11	6,784.85	132.96%	9,021.40	2,236.55	43.01
HOBARTVILLE	5	4,201.87	840.37	126.25%	1,060.96	220.59	4.24
KURMOND	13	17,281.59	1,329.35	132.96%	1,767.56	438.21	8.43
KURRAJONG	30	44,170.56	1,472.35	129.77%	1,910.71	438.36	8.43
KURRAJONG HEIGHTS	27	35,345.21	1,309.08	131.32%	1,719.11	410.03	7.89
KURRAJONG HILLS	4	6,317.10	1,579.27	132.96%	2,099.86	520.59	10.01
LOWER PORTLAND	4	6,494.73	1,623.68	132.96%	2,158.91	535.23	10.29
MARAYLYA	7	5,740.69	820.10	130.51%	1,070.28	250.18	4.81
MCGRATHS HILL	11	16,596.91	1,508.81	132.96%	2,006.17	497.36	9.56
MELLONG	1	768.64	768.64	132.96%	1,022.02	253.37	4.87
MOGO CREEK	2	856.00	428.00	100.00%	428.00	-	-
MULGRAVE	199	252,240.74	1,267.54	130.03%	1,648.18	380.64	7.32
NORTH RICHMOND	89	116,000.02	1,303.37	130.65%	1,702.92	399.54	7.68
OAKVILLE	10	18,423.33	1,842.33	132.20%	2,435.53	593.20	11.41
PITT TOWN	12	13,438.37	1,119.86	132.96%	1,489.01	369.15	7.10
PITT TOWN BOTTOMS	1	629.77	629.77	132.96%	837.37	207.60	3.99
RICHMOND	295	322,166.08	1,092.09	127.98%	1,397.70	305.61	5.88
RICHMOND LOWLANDS	1	549.03	549.03	132.96%	730.01	180.98	3.48
SACKVILLE	2	2,493.25	1,246.63	132.96%	1,657.56	410.94	7.90
SOUTH WINDSOR	304	392,255.54	1,290.31	130.58%	1,684.89	394.58	7.59
ST ALBANS	11	6,966.56	633.32	126.12%	798.72	165.40	3.18
TENNYSON	1	428.00	428.00	100.00%	428.00	-	-
UPPER COLO	2	1,642.33	821.16	124.37%	1,021.31	200.14	3.85
VINEYARD	85	124,757.40	1,467.73	131.14%	1,924.74	457.00	8.79
WEBBS CREEK	4	9,244.81	2,311.20	132.57%	3,063.91	752.71	14.48
WHEENY CREEK	1	428.00	428.00	100.00%	428.00	-	-
WILBERFORCE	65	61,084.37	939.76	129.29%	1,215.00	275.24	5.29
WINDSOR	247	282,585.77	1,144.07	129.46%	1,481.13	337.06	6.48
WINDSOR DOWNS	1	428.00	428.00	100.00%	428.00	-	-
WISEMANS FERRY	2	1,700.46	850.23	124.67%	1,059.96	209.73	4.03
YARRAMUNDI	2	3,765.71	1,882.86	132.96%	2,503.52	620.66	11.94
Total	1,544	\$1,913,032.83	\$1,239.01	130.00%	\$1,610.71	371.70	7.15

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 2b: Option 2 (130% Business Rate) - Residential Properties

Residential Suburb	No of Props	Current		Option 2 Business + 30%			
		Notional yield	Average	%	Average	\$ per year	\$ per week
AGNES BANKS	134	\$100,544.22	750.33	97.04%	728.15	(22.18)	(0.43)
BERAMBING	38	\$48,424.62	1,274.33	96.99%	1,236.02	(38.31)	(0.74)
BILPIN	262	\$318,650.33	1,216.22	97.01%	1,179.80	(36.42)	(0.70)
BLAXLANDS RIDGE	197	\$236,331.06	1,199.65	97.01%	1,163.78	(35.87)	(0.69)
BLIGH PARK	2,233	\$1,248,998.66	559.34	97.51%	545.41	(13.93)	(0.27)
BOWEN MOUNTAIN	576	\$410,618.27	712.88	97.01%	691.58	(21.30)	(0.41)
CATTAI	153	\$244,090.09	1,595.36	97.00%	1,547.56	(47.80)	(0.92)
CENTRAL COLO	21	\$17,762.96	845.86	97.14%	821.65	(24.21)	(0.47)
CENTRAL MACDONALD	30	\$22,415.90	747.20	97.62%	729.45	(17.75)	(0.34)
CLARENDON	40	\$34,296.82	857.42	97.03%	831.96	(25.46)	(0.49)
COLO	35	\$22,869.42	653.41	97.44%	636.71	(16.70)	(0.32)
COLO HEIGHTS	115	\$74,373.57	646.73	97.54%	630.81	(15.92)	(0.31)
CORNWALLIS	17	\$16,978.32	998.72	97.30%	971.73	(27.00)	(0.52)
CUMBERLAND REACH	77	\$60,057.64	779.97	96.99%	756.52	(23.45)	(0.45)
EAST KURRAJONG	619	\$853,535.15	1,378.89	97.00%	1,337.52	(41.37)	(0.80)
EBENEZER	320	\$366,362.77	1,144.88	97.08%	1,111.49	(33.39)	(0.64)
FERNANCES	19	\$8,270.72	435.30	99.64%	433.73	(1.57)	(0.03)
FREEMANS REACH	632	\$585,055.74	925.72	97.02%	898.15	(27.57)	(0.53)
GLOSSODIA	948	\$813,610.68	858.24	97.00%	832.46	(25.78)	(0.50)
GROSE VALE	391	\$691,515.80	1,768.58	97.00%	1,715.54	(53.04)	(1.02)
GROSE WOLD	184	\$305,445.88	1,660.03	96.99%	1,610.12	(49.91)	(0.96)
HIGHER MACDONALD	18	\$11,807.89	655.99	97.76%	641.30	(14.69)	(0.28)
HOBARTVILLE	1,078	\$660,330.50	612.55	97.03%	594.39	(18.17)	(0.35)
KURMOND	283	\$399,023.54	1,409.98	96.99%	1,367.59	(42.39)	(0.82)
KURRAJONG	1,034	\$1,460,451.79	1,412.43	97.01%	1,370.22	(42.20)	(0.81)
KURRAJONG HEIGHTS	512	\$534,235.47	1,043.43	97.02%	1,012.31	(31.12)	(0.60)
KURRAJONG HILLS	230	\$360,337.85	1,566.69	97.00%	1,519.64	(47.05)	(0.90)
LEETS VALE	30	\$22,273.01	742.43	97.07%	720.71	(21.72)	(0.42)
LOWER MACDONALD	233	\$120,898.52	518.88	98.35%	510.34	(8.54)	(0.16)
LOWER PORTLAND	156	\$122,086.59	782.61	97.18%	760.50	(22.10)	(0.43)
MARAYLYA	238	\$403,654.79	1,696.03	96.99%	1,645.04	(50.99)	(0.98)
MCGRATHS HILL	892	\$617,751.63	692.55	97.09%	672.39	(20.16)	(0.39)
MELLONG	8	\$5,154.44	644.31	96.99%	624.93	(19.37)	(0.37)
MOGO CREEK	9	\$3,908.44	434.27	99.63%	432.65	(1.62)	(0.03)
MOUNTAIN LAGOON	42	\$52,429.33	1,248.32	96.99%	1,210.79	(37.53)	(0.72)
MULGRAVE	24	\$22,180.89	924.20	96.99%	896.42	(27.79)	(0.53)
NORTH RICHMOND	1,705	\$1,452,801.52	852.08	97.30%	829.06	(23.03)	(0.44)
OAKVILLE	532	\$1,181,034.12	2,219.99	96.99%	2,153.27	(66.72)	(1.28)
PERRYS CROSSING	3	\$1,317.83	439.28	98.95%	434.65	(4.63)	(0.09)
PITT TOWN	544	\$609,383.09	1,120.19	97.03%	1,086.87	(33.32)	(0.64)
PITT TOWN BOTTOMS	28	\$17,293.75	617.63	97.88%	604.53	(13.11)	(0.25)
PUTTY	9	\$5,025.26	558.36	96.99%	541.57	(16.79)	(0.32)
RICHMOND	2,083	\$1,219,673.32	585.54	97.88%	573.13	(12.41)	(0.24)
RICHMOND LOWLANDS	19	\$26,324.63	1,385.51	97.09%	1,345.21	(40.30)	(0.78)
SACKVILLE	86	\$73,179.66	850.93	97.03%	825.64	(25.28)	(0.49)
SACKVILLE REACH	1	\$1,453.32	1,453.32	96.99%	1,409.63	(43.69)	(0.84)
SCHEYVILLE	1	\$2,364.07	2,364.07	96.99%	2,292.99	(71.08)	(1.37)
SOUTH WINDSOR	2,217	\$1,243,155.48	560.74	97.58%	547.14	(13.60)	(0.26)
ST ALBANS	115	\$65,501.12	569.57	98.21%	559.39	(10.19)	(0.20)
TENNYSON	131	\$219,533.75	1,675.83	97.00%	1,625.54	(50.29)	(0.97)
THE SLOPES	97	\$133,970.27	1,381.14	96.99%	1,339.61	(41.52)	(0.80)
UPPER COLO	37	\$29,667.57	801.83	97.25%	779.81	(22.02)	(0.42)
UPPER MACDONALD	38	\$22,417.82	589.94	97.88%	577.42	(12.52)	(0.24)
VINEYARD	358	\$425,113.90	1,187.47	97.31%	1,155.51	(31.96)	(0.61)
WEBBS CREEK	40	\$30,607.86	765.20	97.55%	746.43	(18.76)	(0.36)
WHEENY CREEK	25	\$18,520.38	740.82	97.20%	720.09	(20.73)	(0.40)
WILBERFORCE	938	\$1,003,623.12	1,069.96	97.00%	1,037.92	(32.05)	(0.62)
WINDSOR	699	\$450,517.22	644.52	97.47%	628.22	(16.29)	(0.31)
WINDSOR DOWNS	360	\$573,723.98	1,593.68	97.00%	1,545.80	(47.88)	(0.92)
WISEMANS FERRY	43	\$21,555.15	501.28	98.84%	495.49	(5.79)	(0.11)
WRIGHTS CREEK	14	\$6,664.98	476.07	98.73%	470.03	(6.04)	(0.12)
YARRAMUNDI	237	\$302,692.88	1,277.19	97.01%	1,238.95	(38.24)	(0.74)
Total	22,188	\$20,413,849	\$920.04	97.37%	\$895.80	(24.24)	(0.47)

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 3a: Option 3 (145% Business Rate) - Business Properties

Business Suburb	No of Props	Current		Option 3 Business + 45% \$ per			
		Notional yield	Average	%	Average	year	\$ per week
AGNES BANKS	3	3,174.70	1,058.23	149.22%	1,579.09	520.86	10.02
BERAMBING	1	2,422.20	2,422.20	149.22%	3,614.40	1,192.20	22.93
BILPIN	10	8,535.99	853.60	144.28%	1,231.61	378.01	7.27
BLAXLANDS RIDGE	2	1,511.45	755.73	149.22%	1,127.69	371.97	7.15
BLIGH PARK	11	16,228.90	1,475.35	146.62%	2,163.22	687.86	13.23
BOWEN MOUNTAIN	5	4,807.34	961.47	144.84%	1,392.57	431.10	8.29
CATTAI	2	1,995.89	997.95	149.22%	1,489.13	491.19	9.45
CLARENDON	14	12,598.03	899.86	142.53%	1,282.58	382.72	7.36
COLO	3	5,606.59	1,868.86	149.22%	2,788.71	919.85	17.69
COLO HEIGHTS	6	2,814.99	469.16	115.10%	540.02	70.85	1.36
CORNWALLIS	1	1,185.26	1,185.26	149.22%	1,768.65	583.38	11.22
EAST KURRAJONG	4	3,764.18	941.04	143.62%	1,351.56	410.51	7.89
EBENEZER	13	19,127.70	1,471.36	144.17%	2,121.28	649.92	12.50
FREEMANS REACH	10	11,071.07	1,107.11	149.22%	1,652.02	544.91	10.48
GLOSSODIA	8	14,084.29	1,760.54	149.22%	2,627.07	866.53	16.66
GROSE VALE	7	14,394.33	2,056.33	149.22%	3,068.45	1,012.12	19.46
GROSE WOLD	6	40,709.11	6,784.85	149.22%	10,124.34	3,339.48	64.22
HOBARTVILLE	5	4,201.87	840.37	139.19%	1,169.74	329.37	6.33
KURMOND	13	17,281.59	1,329.35	149.22%	1,983.66	654.30	12.58
KURRAJONG	30	44,170.56	1,472.35	144.57%	2,128.61	656.26	12.62
KURRAJONG HEIGHTS	27	35,345.21	1,309.08	146.93%	1,923.47	614.39	11.82
KURRAJONG HILLS	4	6,317.10	1,579.27	149.22%	2,356.59	777.31	14.95
LOWER PORTLAND	4	6,494.73	1,623.68	149.22%	2,422.85	799.17	15.37
MARAYLYA	7	5,740.69	820.10	145.55%	1,193.65	373.56	7.18
MCGRATHS HILL	11	16,596.91	1,508.81	149.22%	2,251.44	742.63	14.28
MELLONG	1	768.64	768.64	149.22%	1,146.97	378.32	7.28
MOGO CREEK	2	856.00	428.00	100.00%	428.00	-	-
MULGRAVE	199	252,240.74	1,267.54	145.16%	1,839.99	572.45	11.01
NORTH RICHMOND	89	116,000.02	1,303.37	146.06%	1,903.68	600.31	11.54
OAKVILLE	10	18,423.33	1,842.33	148.08%	2,728.06	885.73	17.03
PITT TOWN	12	13,438.37	1,119.86	149.22%	1,671.06	551.19	10.60
PITT TOWN BOTTOMS	1	629.77	629.77	149.22%	939.74	309.97	5.96
RICHMOND	295	322,166.08	1,092.09	142.12%	1,552.04	459.95	8.85
RICHMOND LOWLANDS	1	549.03	549.03	149.22%	819.26	270.23	5.20
SACKVILLE	2	2,493.25	1,246.63	149.22%	1,860.21	613.59	11.80
SOUTH WINDSOR	304	392,255.54	1,290.31	145.90%	1,882.57	592.26	11.39
ST ALBANS	11	6,966.56	633.32	139.28%	882.10	248.78	4.78
TENNYSON	1	428.00	428.00	100.00%	428.00	-	-
UPPER COLO	2	1,642.33	821.16	136.39%	1,120.01	298.84	5.75
VINEYARD	85	124,757.40	1,467.73	146.59%	2,151.57	683.84	13.15
WEBBS CREEK	4	9,244.81	2,311.20	148.78%	3,438.50	1,127.30	21.68
WHEENY CREEK	1	428.00	428.00	100.00%	428.00	-	-
WILBERFORCE	65	61,084.37	939.76	143.90%	1,352.33	412.57	7.93
WINDSOR	247	282,585.77	1,144.07	144.10%	1,648.63	504.55	9.70
WINDSOR DOWNS	1	428.00	428.00	100.00%	428.00	-	-
WISEMANS FERRY	2	1,700.46	850.23	136.83%	1,163.38	313.15	6.02
YARRAMUNDI	2	3,765.71	1,882.86	149.22%	2,809.59	926.74	17.82
Total	1,544	\$1,913,032.83	\$1,239.01	145.00%	\$1,796.57	557.55	10.72

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 3b: Option 3 (145% Business Rate) - Residential Properties

Residential Suburb	No of Props	Current		Option 3 Business + 45%			
		Notional yield	Average	%	Average	\$ per year	\$ per week
AGNES BANKS	134	\$100,544.22	750.33	95.56%	717.03	(33.30)	(0.64)
BERAMBING	38	\$48,424.62	1,274.33	95.49%	1,216.80	(57.53)	(1.11)
BILPIN	262	\$318,650.33	1,216.22	95.50%	1,161.54	(54.69)	(1.05)
BLAXLANDS RIDGE	197	\$236,331.06	1,199.65	95.51%	1,145.81	(53.84)	(1.04)
BLIGH PARK	2,233	\$1,248,998.66	559.34	96.27%	538.45	(20.88)	(0.40)
BOWEN MOUNTAIN	576	\$410,618.27	712.88	95.51%	680.90	(31.98)	(0.62)
CATTAI	153	\$244,090.09	1,595.36	95.50%	1,523.59	(71.77)	(1.38)
CENTRAL COLO	21	\$17,762.96	845.86	95.70%	809.51	(36.35)	(0.70)
CENTRAL MACDONALD	30	\$22,415.90	747.20	96.43%	720.55	(26.65)	(0.51)
CLARENDON	40	\$34,296.82	857.42	95.54%	819.20	(38.23)	(0.74)
COLO	35	\$22,869.42	653.41	96.26%	628.96	(24.45)	(0.47)
COLO HEIGHTS	115	\$74,373.57	646.73	96.31%	622.85	(23.87)	(0.46)
CORNWALLIS	17	\$16,978.32	998.72	95.94%	958.18	(40.54)	(0.78)
CUMBERLAND REACH	77	\$60,057.64	779.97	95.49%	744.76	(35.21)	(0.68)
EAST KURRAJONG	619	\$853,535.15	1,378.89	95.49%	1,316.77	(62.13)	(1.19)
EBENEZER	320	\$366,362.77	1,144.88	95.62%	1,094.77	(50.11)	(0.96)
FERNANCES	19	\$8,270.72	435.30	99.46%	432.94	(2.36)	(0.05)
FREEMANS REACH	632	\$585,055.74	925.72	95.53%	884.33	(41.39)	(0.80)
GLOSSODIA	948	\$813,610.68	858.24	95.49%	819.54	(38.70)	(0.74)
GROSE VALE	391	\$691,515.80	1,768.58	95.50%	1,688.94	(79.64)	(1.53)
GROSE WOLD	184	\$305,445.88	1,660.03	95.49%	1,585.09	(74.94)	(1.44)
HIGHER MACDONALD	18	\$11,807.89	655.99	96.69%	634.29	(21.70)	(0.42)
HOBARTVILLE	1,078	\$660,330.50	612.55	95.55%	585.27	(27.28)	(0.52)
KURMOND	283	\$399,023.54	1,409.98	95.49%	1,346.32	(63.65)	(1.22)
KURRAJONG	1,034	\$1,460,451.79	1,412.43	95.51%	1,349.06	(63.37)	(1.22)
KURRAJONG HEIGHTS	512	\$534,235.47	1,043.43	95.52%	996.72	(46.71)	(0.90)
KURRAJONG HILLS	230	\$360,337.85	1,566.69	95.49%	1,496.04	(70.64)	(1.36)
LEETS VALE	30	\$22,273.01	742.43	95.62%	709.95	(32.48)	(0.62)
LOWER MACDONALD	233	\$120,898.52	518.88	97.65%	506.70	(12.17)	(0.23)
LOWER PORTLAND	156	\$122,086.59	782.61	95.76%	749.45	(33.16)	(0.64)
MARAYLYA	238	\$403,654.79	1,696.03	95.49%	1,619.46	(76.57)	(1.47)
MCGRATHS HILL	892	\$617,751.63	692.55	95.63%	662.27	(30.27)	(0.58)
MELLONG	8	\$5,154.44	644.31	95.49%	615.22	(29.09)	(0.56)
MOGO CREEK	9	\$3,908.44	434.27	99.44%	431.84	(2.43)	(0.05)
MOUNTAIN LAGOON	42	\$52,429.33	1,248.32	95.49%	1,191.96	(56.36)	(1.08)
MULGRAVE	24	\$22,180.89	924.20	95.50%	882.58	(41.62)	(0.80)
NORTH RICHMOND	1,705	\$1,452,801.52	852.08	95.94%	817.53	(34.55)	(0.66)
OAKVILLE	532	\$1,181,034.12	2,219.99	95.49%	2,119.80	(100.18)	(1.93)
PERRYS CROSSING	3	\$1,317.83	439.28	98.42%	432.33	(6.95)	(0.13)
PITT TOWN	544	\$609,383.09	1,120.19	95.53%	1,070.15	(50.04)	(0.96)
PITT TOWN BOTTOMS	28	\$17,293.75	617.63	96.82%	597.98	(19.65)	(0.38)
PUTTY	9	\$5,025.26	558.36	95.49%	533.15	(25.21)	(0.48)
RICHMOND	2,083	\$1,219,673.32	585.54	96.82%	566.95	(18.59)	(0.36)
RICHMOND LOWLANDS	19	\$26,324.63	1,385.51	95.63%	1,324.99	(60.51)	(1.16)
SACKVILLE	86	\$73,179.66	850.93	95.54%	812.96	(37.97)	(0.73)
SACKVILLE REACH	1	\$1,453.32	1,453.32	95.49%	1,387.71	(65.61)	(1.26)
SCHEYVILLE	1	\$2,364.07	2,364.07	95.49%	2,257.34	(106.73)	(2.05)
SOUTH WINDSOR	2,217	\$1,243,155.48	560.74	96.37%	540.40	(20.34)	(0.39)
ST ALBANS	115	\$65,501.12	569.57	97.31%	554.28	(15.30)	(0.29)
TENNYSON	131	\$219,533.75	1,675.83	95.50%	1,600.34	(75.49)	(1.45)
THE SLOPES	97	\$133,970.27	1,381.14	95.49%	1,318.79	(62.35)	(1.20)
UPPER COLO	37	\$29,667.57	801.83	95.88%	768.76	(33.07)	(0.64)
UPPER MACDONALD	38	\$22,417.82	589.94	96.83%	571.24	(18.70)	(0.36)
VINEYARD	358	\$425,113.90	1,187.47	95.96%	1,139.47	(48.00)	(0.92)
WEBBS CREEK	40	\$30,607.86	765.20	96.36%	737.32	(27.87)	(0.54)
WHEENY CREEK	25	\$18,520.38	740.82	95.80%	709.69	(31.13)	(0.60)
WILBERFORCE	938	\$1,003,623.12	1,069.96	95.50%	1,021.84	(48.12)	(0.93)
WINDSOR	699	\$450,517.22	644.52	96.21%	620.12	(24.40)	(0.47)
WINDSOR DOWNS	360	\$573,723.98	1,593.68	95.49%	1,521.78	(71.89)	(1.38)
WISEMANS FERRY	43	\$21,555.15	501.28	98.26%	492.58	(8.70)	(0.17)
WRIGHTS CREEK	14	\$6,664.98	476.07	98.09%	467.00	(9.07)	(0.17)
YARRAMUNDI	237	\$302,692.88	1,277.19	95.51%	1,219.78	(57.40)	(1.10)
Total	22,188	20,413,849	\$920.04	96.05%	\$883.70	(36.34)	(0.70)

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 4a: Option 4 (160% Business Rate) - Business Properties

Business Suburb	No of Props	Current		Option 4 Business + 60% \$ per			
		Notional yield	Average	%	Average	year	\$ per week
AGNES BANKS	3	3,174.70	1,058.23	165.41%	1,750.43	692.20	13.31
BERAMBING	1	2,422.20	2,422.20	165.41%	4,006.58	1,584.38	30.47
BILPIN	10	8,535.99	853.60	158.85%	1,355.95	502.35	9.66
BLAXLANDS RIDGE	2	1,511.45	755.73	165.41%	1,250.05	494.33	9.51
BLIGH PARK	11	16,228.90	1,475.35	161.96%	2,389.49	914.14	17.58
BOWEN MOUNTAIN	5	4,807.34	961.47	159.59%	1,534.38	572.91	11.02
CATTAI	2	1,995.89	997.95	165.41%	1,650.71	652.76	12.55
CLARENDON	14	12,598.03	899.86	156.52%	1,408.47	508.62	9.78
COLO	3	5,606.59	1,868.86	165.41%	3,091.30	1,222.43	23.51
COLO HEIGHTS	6	2,814.99	469.16	122.64%	575.39	106.23	2.04
CORNWALLIS	1	1,185.26	1,185.26	165.41%	1,960.55	775.29	14.91
EAST KURRAJONG	4	3,764.18	941.04	157.97%	1,486.60	545.55	10.49
EBENEZER	13	19,127.70	1,471.36	158.84%	2,337.16	865.80	16.65
FREEMANS REACH	10	11,071.07	1,107.11	165.41%	1,831.27	724.17	13.93
GLOSSODIA	8	14,084.29	1,760.54	165.41%	2,912.11	1,151.58	22.15
GROSE VALE	7	14,394.33	2,056.33	165.41%	3,401.39	1,345.06	25.87
GROSE WOLD	6	40,709.11	6,784.85	165.41%	11,222.86	4,438.01	85.35
HOBARTVILLE	5	4,201.87	840.37	152.09%	1,278.08	437.71	8.42
KURMOND	13	17,281.59	1,329.35	165.41%	2,198.89	869.54	16.72
KURRAJONG	30	44,170.56	1,472.35	159.31%	2,345.64	873.29	16.79
KURRAJONG HEIGHTS	27	35,345.21	1,309.08	162.48%	2,127.02	817.94	15.73
KURRAJONG HILLS	4	6,317.10	1,579.27	165.41%	2,612.29	1,033.01	19.87
LOWER PORTLAND	4	6,494.73	1,623.68	165.41%	2,685.74	1,062.06	20.42
MARAYLYA	7	5,740.69	820.10	160.53%	1,316.54	496.44	9.55
MCGRATHS HILL	11	16,596.91	1,508.81	165.41%	2,495.73	986.92	18.98
MELLONG	1	768.64	768.64	165.41%	1,271.42	502.78	9.67
MOGO CREEK	2	856.00	428.00	100.00%	428.00	-	-
MULGRAVE	199	252,240.74	1,267.54	160.45%	2,033.82	766.28	14.74
NORTH RICHMOND	89	116,000.02	1,303.37	161.44%	2,104.16	800.79	15.40
OAKVILLE	10	18,423.33	1,842.33	163.89%	3,019.42	1,177.09	22.64
PITT TOWN	12	13,438.37	1,119.86	165.41%	1,852.37	732.51	14.09
PITT TOWN BOTTOMS	1	629.77	629.77	165.41%	1,041.71	411.94	7.92
RICHMOND	295	322,166.08	1,092.09	156.26%	1,706.49	614.41	11.82
RICHMOND LOWLANDS	1	549.03	549.03	165.41%	908.16	359.13	6.91
SACKVILLE	2	2,493.25	1,246.63	165.41%	2,062.05	815.43	15.68
SOUTH WINDSOR	304	392,255.54	1,290.31	161.21%	2,080.12	789.81	15.19
ST ALBANS	11	6,966.56	633.32	152.39%	965.15	331.83	6.38
TENNYSON	1	428.00	428.00	100.00%	428.00	-	-
UPPER COLO	2	1,642.33	821.16	148.36%	1,218.31	397.15	7.64
VINEYARD	85	124,757.40	1,467.73	162.03%	2,378.22	910.49	17.51
WEBBS CREEK	4	9,244.81	2,311.20	164.92%	3,811.59	1,500.39	28.85
WHEENY CREEK	1	428.00	428.00	100.00%	428.00	-	-
WILBERFORCE	65	61,084.37	939.76	158.59%	1,490.34	550.58	10.59
WINDSOR	247	282,585.77	1,144.07	158.69%	1,815.49	671.42	12.91
WINDSOR DOWNS	1	428.00	428.00	100.00%	428.00	-	-
WISEMANS FERRY	2	1,700.46	850.23	148.95%	1,266.39	416.16	8.00
YARRAMUNDI	2	3,765.71	1,882.86	165.41%	3,114.44	1,231.59	23.68
Total	1,544	\$1,913,032.83	\$1,239.01	160.00%	\$1,982.42	743.41	14.30

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 4b: Option 4 (160% Business Rate) - Residential Properties

Residential Suburb	No of Props	Current		Option 4 Business + 60%			
		Notional yield	Average	%	Average	\$ per year	\$ per week
AGNES BANKS	134	\$100,544.22	750.33	94.10%	706.05	(44.28)	(0.85)
BERAMBING	38	\$48,424.62	1,274.33	93.98%	1,197.59	(76.75)	(1.48)
BILPIN	262	\$318,650.33	1,216.22	94.00%	1,143.27	(72.95)	(1.40)
BLAXLANDS RIDGE	197	\$236,331.06	1,199.65	94.02%	1,127.86	(71.79)	(1.38)
BLIGH PARK	2,233	\$1,248,998.66	559.34	95.02%	531.50	(27.83)	(0.54)
BOWEN MOUNTAIN	576	\$410,618.27	712.88	94.02%	670.22	(42.66)	(0.82)
CATTAI	153	\$244,090.09	1,595.36	94.00%	1,499.62	(95.74)	(1.84)
CENTRAL COLO	21	\$17,762.96	845.86	94.27%	797.37	(48.49)	(0.93)
CENTRAL MACDONALD	30	\$22,415.90	747.20	95.30%	712.06	(35.14)	(0.68)
CLARENDON	40	\$34,296.82	857.42	94.05%	806.43	(50.99)	(0.98)
COLO	35	\$22,869.42	653.41	95.09%	621.35	(32.06)	(0.62)
COLO HEIGHTS	115	\$74,373.57	646.73	95.09%	614.95	(31.77)	(0.61)
CORNWALLIS	17	\$16,978.32	998.72	94.58%	944.64	(54.08)	(1.04)
CUMBERLAND REACH	77	\$60,057.64	779.97	93.98%	733.00	(46.97)	(0.90)
EAST KURRAJONG	619	\$853,535.15	1,378.89	93.99%	1,296.02	(82.88)	(1.59)
EBENEZER	320	\$366,362.77	1,144.88	94.16%	1,078.05	(66.83)	(1.29)
FERNANCES	19	\$8,270.72	435.30	99.28%	432.15	(3.15)	(0.06)
FREEMANS REACH	632	\$585,055.74	925.72	94.04%	870.54	(55.18)	(1.06)
GLOSSODIA	948	\$813,610.68	858.24	93.99%	806.62	(51.62)	(0.99)
GROSE VALE	391	\$691,515.80	1,768.58	93.99%	1,662.33	(106.25)	(2.04)
GROSE WOLD	184	\$305,445.88	1,660.03	93.98%	1,560.06	(99.97)	(1.92)
HIGHER MACDONALD	18	\$11,807.89	655.99	95.62%	627.28	(28.71)	(0.55)
HOBARTVILLE	1,078	\$660,330.50	612.55	94.06%	576.16	(36.39)	(0.70)
KURMOND	283	\$399,023.54	1,409.98	93.98%	1,325.06	(84.91)	(1.63)
KURRAJONG	1,034	\$1,460,451.79	1,412.43	94.01%	1,327.89	(84.54)	(1.63)
KURRAJONG HEIGHTS	512	\$534,235.47	1,043.43	94.03%	981.12	(62.31)	(1.20)
KURRAJONG HILLS	230	\$360,337.85	1,566.69	93.98%	1,472.45	(94.24)	(1.81)
LEETS VALE	30	\$22,273.01	742.43	94.18%	699.19	(43.24)	(0.83)
LOWER MACDONALD	233	\$120,898.52	518.88	96.98%	503.20	(15.68)	(0.30)
LOWER PORTLAND	156	\$122,086.59	782.61	94.35%	738.39	(44.21)	(0.85)
MARAYLYA	238	\$403,654.79	1,696.03	93.98%	1,593.89	(102.14)	(1.96)
MCGRATHS HILL	892	\$617,751.63	692.55	94.17%	652.16	(40.38)	(0.78)
MELLONG	8	\$5,154.44	644.31	93.98%	605.50	(38.80)	(0.75)
MOGO CREEK	9	\$3,908.44	434.27	99.25%	431.03	(3.24)	(0.06)
MOUNTAIN LAGOON	42	\$52,429.33	1,248.32	93.98%	1,173.14	(75.18)	(1.45)
MULGRAVE	24	\$22,180.89	924.20	94.02%	868.93	(55.28)	(1.06)
NORTH RICHMOND	1,705	\$1,452,801.52	852.08	94.59%	806.02	(46.07)	(0.89)
OKVILLE	532	\$1,181,034.12	2,219.99	93.98%	2,086.34	(133.65)	(2.57)
PERRYS CROSSING	3	\$1,317.83	439.28	97.89%	430.01	(9.27)	(0.18)
PITT TOWN	544	\$609,383.09	1,120.19	94.04%	1,053.44	(66.75)	(1.28)
PITT TOWN BOTTOMS	28	\$17,293.75	617.63	95.76%	591.43	(26.20)	(0.50)
PUTTY	9	\$5,025.26	558.36	93.98%	524.74	(33.63)	(0.65)
RICHMOND	2,083	\$1,219,673.32	585.54	95.77%	560.77	(24.77)	(0.48)
RICHMOND LOWLANDS	19	\$26,324.63	1,385.51	94.17%	1,304.78	(80.73)	(1.55)
SACKVILLE	86	\$73,179.66	850.93	94.05%	800.28	(50.65)	(0.97)
SACKVILLE REACH	1	\$1,453.32	1,453.32	93.98%	1,365.80	(87.52)	(1.68)
SCHEYVILLE	1	\$2,364.07	2,364.07	93.98%	2,221.69	(142.37)	(2.74)
SOUTH WINDSOR	2,217	\$1,243,155.48	560.74	95.18%	533.71	(27.02)	(0.52)
ST ALBANS	115	\$65,501.12	569.57	96.42%	549.20	(20.38)	(0.39)
TENNYSON	131	\$219,533.75	1,675.83	93.99%	1,575.17	(100.66)	(1.94)
THE SLOPES	97	\$133,970.27	1,381.14	93.98%	1,297.96	(83.18)	(1.60)
UPPER COLO	37	\$29,667.57	801.83	94.50%	757.72	(44.11)	(0.85)
UPPER MACDONALD	38	\$22,417.82	589.94	95.80%	565.15	(24.79)	(0.48)
VINEYARD	358	\$425,113.90	1,187.47	94.61%	1,123.44	(64.03)	(1.23)
WEBBS CREEK	40	\$30,607.86	765.20	95.19%	728.37	(36.83)	(0.71)
WHEENY CREEK	25	\$18,520.38	740.82	94.40%	699.30	(41.51)	(0.80)
WILBERFORCE	938	\$1,003,623.12	1,069.96	94.00%	1,005.79	(64.17)	(1.23)
WINDSOR	699	\$450,517.22	644.52	94.97%	612.09	(32.43)	(0.62)
WINDSOR DOWNS	360	\$573,723.98	1,593.68	93.98%	1,497.77	(95.91)	(1.84)
WISEMANS FERRY	43	\$21,555.15	501.28	97.71%	489.82	(11.46)	(0.22)
WRIGHTS CREEK	14	\$6,664.98	476.07	97.46%	463.97	(12.10)	(0.23)
YARRAMUNDI	237	\$302,692.88	1,277.19	94.01%	1,200.63	(76.55)	(1.47)
Total	22,188	\$20,413,849	\$920.04	94.74%	\$871.64	(48.40)	(0.93)

ORDINARY MEETING

Meeting Date: 9 December 2008

Attachment 5: Hawkesbury LGA - Regional Exports and Local Sales**Source: REMPLAN – Economic Modelling and Planning System****Data at: June 2008**

Data Source: Censuses of population and housing
 2006 Census JTW Employment data
 2001/02 National Input Output Tables
 2007 June GSP

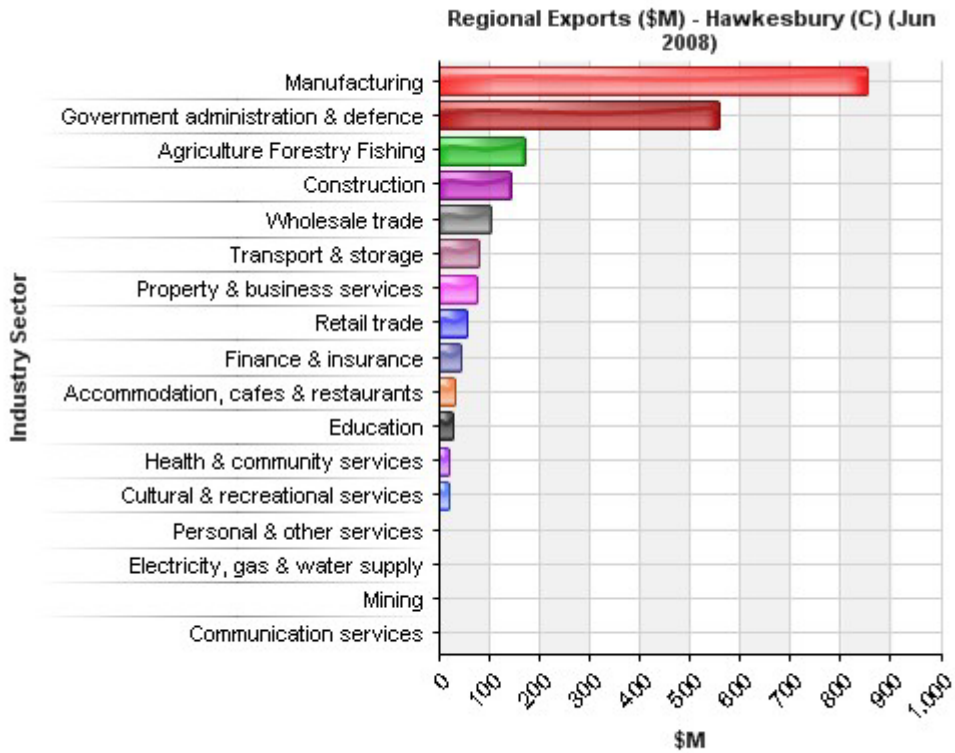
Regional Exports

The total regional export estimate for the LGA is \$2,203.286 million. Being the goods and services produced by industry sectors in Hawkesbury (C) which are sold to consumers, businesses, and governments based outside the region's boundaries.

Regional Exports – Hawkesbury LGA		
Sector	Exports \$M	%
Manufacturing	\$854.461	38.8 %
Government administration & defence	\$557.836	25.3 %
Agriculture Forestry Fishing	\$170.355	7.7 %
Construction	\$144.618	6.6 %
Wholesale trade	\$103.477	4.7 %
Transport & storage	\$78.672	3.6 %
Property & business services	\$75.498	3.4 %
Retail trade	\$55.579	2.5 %
Finance & insurance	\$42.126	1.9 %
Accommodation, cafes & restaurants	\$29.993	1.4 %
Education	\$28.119	1.3 %
Health & community services	\$20.645	0.9 %
Cultural & recreational services	\$19.563	0.9 %
Personal & other services	\$7.055	0.3 %
Electricity, gas & water supply	\$7.036	0.3 %
Mining	\$6.781	0.3 %
Communication services	\$1.469	0.1 %
Total	\$2,203.286	

ORDINARY MEETING

Meeting Date: 9 December 2008



Local Sales

The total local sales estimated for the LGA is \$1,595.628 million.

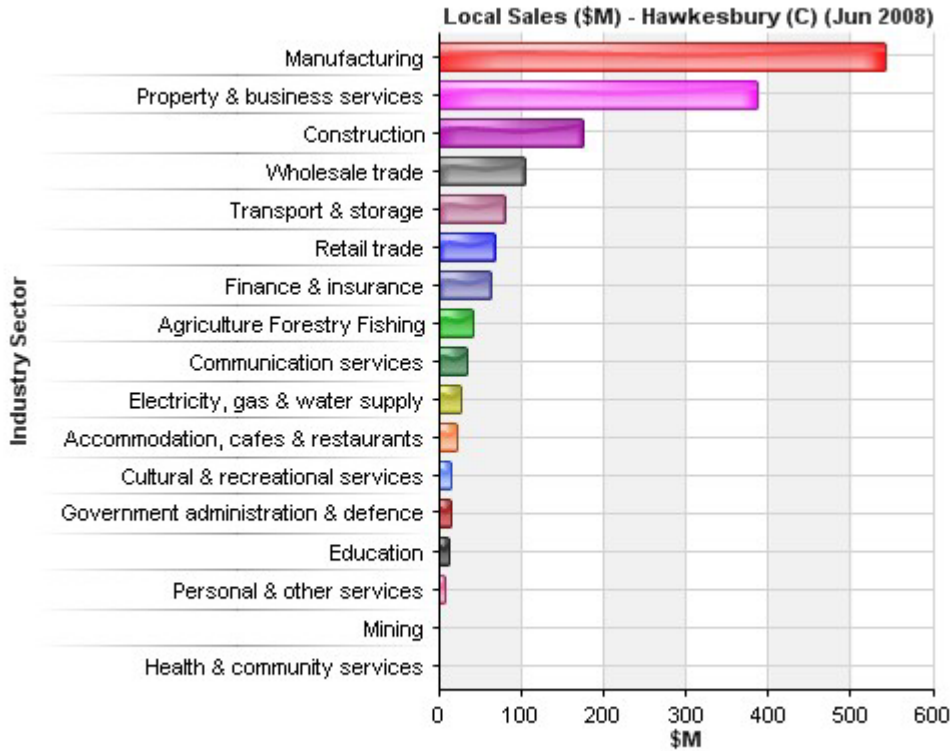
Being the goods and services produced in Hawkesbury (C) which are sold to local industry sectors as input into production and for value-adding.

Local Sales – Hawkesbury LGA		
Sector	Local Sales \$M	%
Manufacturing	\$541.906	34.0 %
Property & business services	\$385.056	24.1 %
Construction	\$173.997	10.9 %
Wholesale trade	\$104.802	6.6 %
Transport & storage	\$79.722	5.0 %
Retail trade	\$68.654	4.3 %
Finance & insurance	\$63.716	4.0 %
Agriculture Forestry Fishing	\$41.074	2.6 %
Communication services	\$34.896	2.2 %
Electricity, gas & water supply	\$25.798	1.6 %
Accommodation, cafes & restaurants	\$20.961	1.3 %
Cultural & recreational services	\$14.497	0.9 %
Government administration & defence	\$13.509	0.8 %
Education	\$12.308	0.8 %

ORDINARY MEETING

Meeting Date: 9 December 2008

Personal & other services	\$7.198	0.5 %
Mining	\$4.315	0.3 %
Health & community services	\$3.221	0.2 %
Total	\$1,595.628	



REMPPLAN Disclaimer

All figures, data and commentary presented in this software are based on data sourced from the ABS, most of which relates to the 2001 & 2006 Censuses.

Using ABS datasets and an input / output methodology industrial economic data estimates for defined geographic regions are generated.

The software also incorporates a region-specific economic impact modelling feature that was first developed at La Trobe University, with continued development from December 2006 by Compelling Economics Pty Ltd. This feature generates estimates of indirect or flow-on impacts from a direct change to an economy.

This software is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, Compelling Economics Pty Ltd and La Trobe University do not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any action in any way related to the figures, data and commentary presented in this software is wholly the responsibility of the party concerned. Compelling Economics Pty Ltd and La Trobe University advise any party to conduct detailed feasibility studies and seek professional advice before proceeding with any such action and accept no responsibility for the consequences of pursuing any such action.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 9 December 2008

CONFIDENTIAL REPORTS

Item: 264 IS - Hawkesbury Nepean River Recovery Project - (95495, 79357) 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)(d) of the Act as it relates to the possibility of receiving funding which is yet to be announced and the information is regarded as being commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it, confer a commercial advantage on a competitor of the Council, or reveal a trade secret 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 MEETING

Meeting Date: 9 December 2008

Item: 265 **SS - Property Matter - Lease to Gollan - Public Road Adjacent to 501 Bells Line of Road Kurmond (BP Service Station) - (95496) 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 the leasing of a Council property 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 MEETING

Meeting Date: 9 December 2008

Item: 266 **SS - Property Matter - New Lease to Yum Restaurants Australia Pty Limited
(Operating as KFC) - 35 Macquarie Street, Windsor - (95496, 74060)
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 the leasing of a Council property 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 MEETING

Meeting Date: 9 December 2008

Item: 267 **SS - Property Matter - New lease to Yum Restaurants Australia Pty Limited
(Operating as Pizza Hut) - 69 Macquarie Street, Windsor - (95496, 74060)
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 the leasing of a Council property 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 MEETING

Meeting Date: 9 December 2008

Item: 268 **SS - Hawkesbury Heritage Farm (Former Australiana Pioneer Village) - (95496, 79351) CONFIDENTIAL**

Previous Item: 90, Ordinary (29 April 2008)
 400, Ordinary (13 December 2005)
 16, General Purpose Committee (24 February 2004)

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 the potential lease or sale of property by the Council and commercial information concerning a potential lessee, and the information would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business professional privilege and it is commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council 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 MEETING

Meeting Date: 9 December 2008

Item: 269 **SS - YMCA of Sydney - Management of the Hawkesbury Leisure Centres - (95496, 93487, 34584, 73685) CONFIDENTIAL**

Previous Item: 31, Ordinary (9 March 2004)

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 the management of Council assets 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 MEETING

Meeting Date: 9 December 2008

Item: 270 **SS - Hawkesbury City Council ats Urban City Consulting Pty Ltd - 47 Bells Line Of Road North Richmond - (85782, 95498, 112106, 95496) CONFIDENTIAL**

Previous Item: 169, Ordinary (12 August 2008)

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)(g) of the Act as it relates to legal advice concerning the current legal proceedings in the Land and Environment Court and as such is advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege 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 MEETING

Meeting Date: 9 December 2008

Item: 271 **SS - Joint SSROC/WSROC Tender No: 0820 - Tender for the Provision of General Hardware Products - (95496, 74251) 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/or services to Council 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 MEETING

Meeting Date: 9 December 2008

ordinary

section 5

reports
of committees

ORDINARY MEETING
Reports of Committees

SECTION 5 - Reports of Committees

ROC - Local Traffic Committee - 19 November 2008 - (80245, 95494)

Minutes of the Meeting of the Local Traffic Committee held in the Large Committee Room, Windsor, on Wednesday, 19 November 2008, commencing at 3.00pm.

ATTENDANCE

- Present:** Councillor B Bassett (Chairman)
Mr J Suprain, Roads and Traffic Authority
Sgt A Palmowski, NSW Police Service
Mr J Christie, Officer of Messrs A Shearan, MP and J Aquilina, MP
- Apologies:** Mr R Elson, Department of Transport
Mr R Williams, MP (Hawkesbury)
- In Attendance:** Mr C Amit, Manager, Design & Mapping Services
-

SECTION 1 - Minutes

Item 1.1 Minutes of Previous Meeting

The minutes of the meeting held on 15 October 2008 were confirmed.

Item 1.2 Business Arising

1.2.1 LTC - 15 October 2008 - 1.2.1 - Intersection of George Street and Richmond Road (Hawkesbury Valley Way), Windsor - Traffic Lights

Mr J Suprain advised that the design plans are currently with the RTA Design Section. Following their completion, they will be sent through the appropriate units for sign-off, then to the construction/project management unit for programming of 'construction' (alterations) to the facilities.

Unfortunately, a firm timeframe cannot be provided as the Design Section is heavily burdened with projects and a shortage of staff.

SECTION 2 - Reports for Determination

Item 2.1 LTC - 19 November 2008 - Item 2.1 - Proposed Taxi Zone, George Street, South Windsor adjacent to SW Post Office. (Riverstone) - (80245; 111781)

REPORT:

Introduction

Representations have been received from Taxi drivers operating within the South Windsor commercial area and supported by the NSW Taxi Council Ltd, (Dataworks Document No. 2900580) for the provision of a Taxi Zone in George Street, between Argyle Street and Campbell Street, South Windsor.

Discussion

The NSW Taxi Council has indicated that some drivers have received infringement notices as a result of stopping to pick-up and set-down passengers in this area when there has been no specific zone to do so in. The provision of a specific zone will enable both pick-up and set-down in a controlled and safe manner for their clients which include often the elderly, frail, passengers with mobility difficulties, as well as parents with small children that commonly use taxis to get home from shopping trips. In many cases these people have no practical access to other forms of public transport.

The NSW Taxi Council has indicated a preference for the Taxi Zone to be located on the western side of George Street, between the pedestrian crossing and Campbell Street, close to the shops and in the vicinity of the Post Office. The position of the proposed Taxi Zone will primarily be across the frontages of the Deli and Fruit Market, located south of the Post Office. The length of the Taxi Zone required is to accommodate 2 taxis (approximately 12.5 metres). Most of the taxi patronage is generated from the area between the Post Office and the Bottle Shop (LiquorLand). Locating the Taxi Zone adjacent to either of the Bus Zones in this vicinity (Eastern side, South of Argyle Street or Western side, South of Campbell Street near the Park) is not viable as there is very little transfer between these 2 forms of transport.

George Street, between Argyle Street and Campbell Street, provides 1 Hour Parking on both sides for approximately 47 vehicles as well as a Bus Zone on the eastern side, south of the Argyle Street intersection. The provision of the Taxi Zone will reduce the available parking by 2 spaces from 47 to 45 spaces. In addition to the 1 Hour Parking in George Street, Mullinger Lane which backs onto the shops on the western side of George Street, provides unrestricted parking for 78 vehicles and a Loading Zone. Unrestricted parking is also available in the surrounding streets such as Argyle Street and Campbell Street.

Refer to the attached Drawing TR009/08: "Proposed Taxi Zone, George Street, South Windsor."

Public Consultation:

As part of the consultation process, a letter, plan and questionnaire, inviting comment to this proposal was sent out to the respective property owners/residents/operators within the bounds of Argyle Street/George Street/Campbell Street/Mullinger Lane/Dickson Lane.

Approximately 100 packages were distributed resulting in 12 responses being returned - 8 in support of the Taxi Zone and 4 against the Taxi Zone.

Comments received in Support of the Taxi Zone:

- Needs it badly for the people of South Windsor,
- This location has no seating. Install a seat or locate the Taxi Stand near the Tab where there is a seat.
- Agree with NSW Taxi Council, nowhere to pick up or put down.

ORDINARY MEETING
Reports of Committees

Comments received Against the Taxi Zone:

- Don't want to lose parking spots on main road. Should put taxi rank near park,
- Not enough parking spaces already, why not use space in front of park instead,
- Don't want the Taxi Zone outside their shop which will lead to people congregating outside particularly after hours. Lack of parking in the street. Concerned with this facility being near a pedestrian crossing.
- Supports the Taxi Zone but not outside the post office as customers who deliver heavy items to the post office need to park as close as possible. Also feel that there will be a security risk.

RECOMMENDATION:

That:

1. A 12.5 metre Taxi Zone be provided in George Street, South Windsor, on the western side between the pedestrian crossing and Campbell Street, adjacent to the Post Office, in accordance with Drawing TR009/08.
2. Those who participated in the consultation process be invited to attend the Council meeting to which these minutes will be presented.

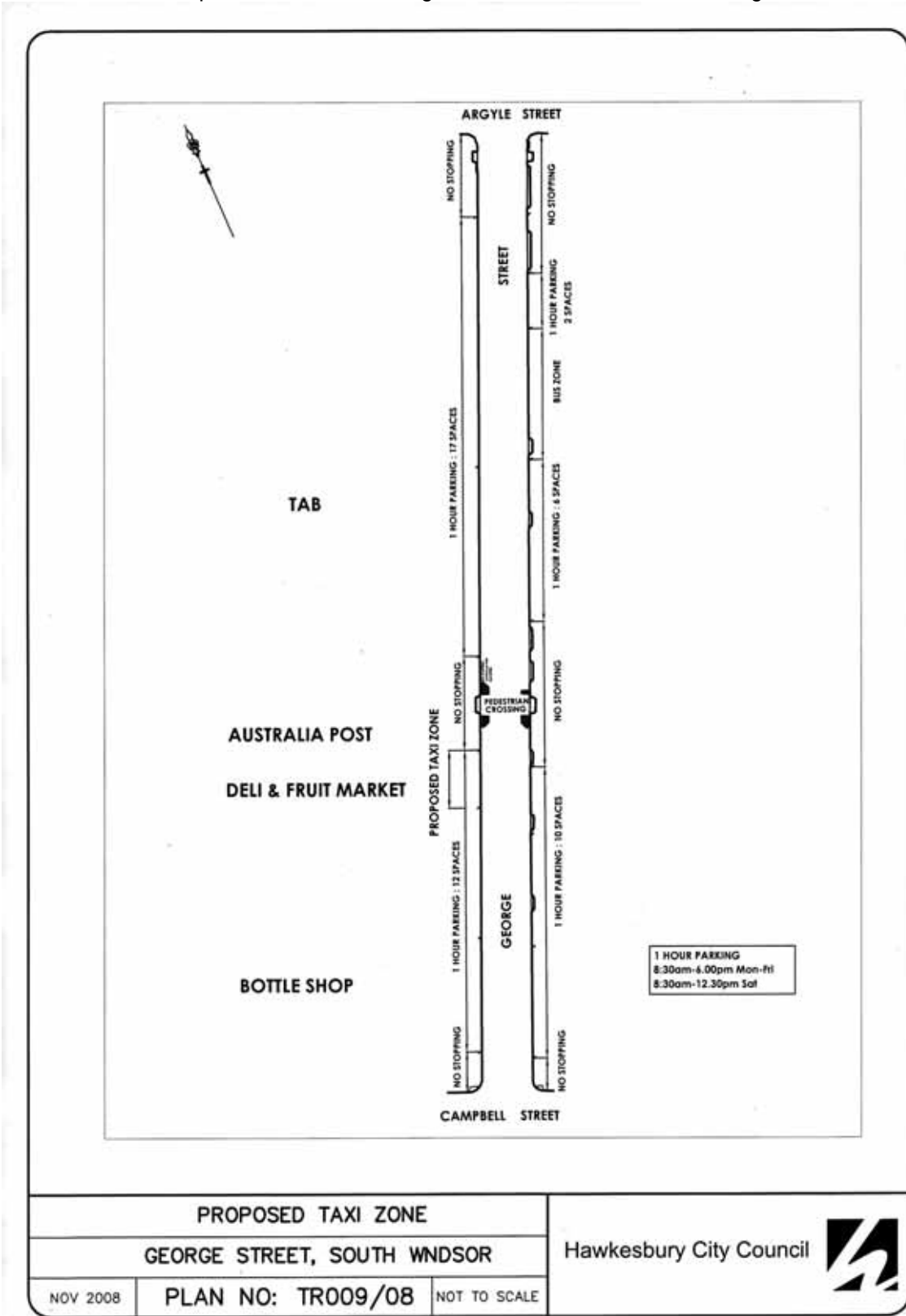
APPENDICES:

AT - 1 Proposed Taxi Zone, George Street, South Windsor - Drawing TR009/08.

ORDINARY MEETING

Reports of Committees

AT - 1 Proposed Taxi Zone, George Street, South Windsor - Drawing TR009/08.



SECTION 3 - Reports for Information

Item 3.1 LTC - 19 November 2008 - Item 3.1 - Local Traffic Committee 2009 Calendar - (80245)

REPORT:

The following 2009 Local Traffic Committee Meeting Calendar is submitted for notation in member's personal diaries:

14 January 2009

18 February 2009

18 March 2009

15 April 2009

20 May 2009

17 June 2009

15 July 2009

19 August 2009

16 September 2009

21 October 2009

18 November 2009

RECOMMENDATION:

That the information be received.

APPENDICES:

There are no supporting documents for this report.

SECTION 4 - General Business

Item 4.1 LTC - 19 November 2008 - QWN 4.1 - Intersection of March Street and East Market Street, Richmond - (80245)

Councillor B Bassett

REPORT:

Advised that there is a problem for vehicles travelling along March Street from North Richmond towards East Market Street, that wish to go straight through the intersections, and who cannot use the kerb lane as it is for left turn only.

These vehicles have to remain in the centre lane, whilst vehicles make a right turn into East Market Street, which does not have a right turn arrow (green phase).

It was requested that the kerb lane in March Street be changed to a left/through lane (March Street - northern side).

Mr J Suprain advised that the RTA are currently investigating a number of the intersections in this vicinity.

Mr C Amit advised that previous correspondence relating to this matter has been forwarded to the RTA.

RECOMMENDATION:

That the matter be referred to the RTA.

APPENDICES:

There are no supporting documents for this report.

Item 4.2 LTC - 19 November 2008 - QWN 4.2 - Re-opening of Old Hawkesbury Road and Henry Road - (80245)

Sgt A Palmowski

REPORT:

Advised that the NSW Police Service objected to these two roads being reopened. Issues such as speed, road safety and the possibility of a 'rat-run' being created were some of their concerns.

RECOMMENDATION:

That the information be received.

APPENDICES:

There are no supporting documents for this report.

SECTION 5 - Next Meeting

The next Local Traffic Committee meeting will be held on 14 January 2009 at 3.00pm in the Large Committee Room.

The Chairman thanked all members of the Committee as well as administrative support staff for their contribution and assistance during the past year and wished all a safe and prosperous Christmas and New Year.

The meeting terminated at 4.00pm.

oooO END OF REPORT Oooo

ORDINARY MEETING
Reports of Committees



ordinary
meeting

end of
business
paper

This business paper has been produced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.