



Hawkesbury City Council

supplementary ordinary meeting business paper

date of meeting: 28 August 2007
location: council chambers
time: 5:00 p.m.

ORDINARY MEETING - Supplementary

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SUPPLEMENTARY REPORTS

SECTION 2 - Mayoral Minutes

MM1 - Former "Pine Warehouse" 296 George Street, Windsor - (79353)

REPORT:

As Council is aware, there has been some discussion in recent weeks in relation to the future use of the site referred to as the former "Pine Warehouse", 296 George Street, Windsor. In view of comments being made, it may be appropriate for the history of this site and its future status to now be reviewed.

The property was originally acquired by Council in January 2002 for \$538,000. At the time, the site included a ground floor retail facility with 3 residential flats on the first floor.

It was originally proposed to acquire the property, in view of the return on investments from existing tenancies, and the "potential for future integration of the site with the adjoining community precinct".

The ground floor was initially tenanted, with the flats being subject to residential tenancy agreements, continuing on a month-to-month basis. Shortly after acquisition the ground floor became vacant and it proved difficult to locate a new tenant due to the condition of the building. It was apparent that if a tenant were to be obtained it would be necessary for extensive refurbishments to the building to be undertaken.

This was further reported to Council on 10 August 2004, when it was indicated that refurbishment costs could be in the order of \$205,000. The report also indicated that as the funds required for the refurbishment were not readily available at that stage, "the decision could be made to integrate the site into the community precinct earlier rather than later; demolish the building prior to the completion of the Library/Regional Gallery complex; and enhance the pedestrian access to the area from George Street".

Subsequently, the Council resolved:

"That:

- 1. The building at 296 George Street be demolished, the proposed access roadway to the site be re-located to a position adjacent to the northern boundary and landscaping be undertaken to enhance the area.*
- 2. Any boundary adjustments necessary to give effect to (1) above be undertaken as soon as possible and that such changes also provide for a right of carriageway over Council's access road to improve commercial viability of site and rear access to an underground car park if needed.*
- 3. A car parking credit of 18 (eighteen) spaces be allocated to the adjusted site, based upon a site area of 560m² (five hundred and sixty square metres) and the current building use.*
- 4. Notification be given to the residential tenants of the intention to terminate the tenancies.*
- 5. \$50,000 (fifty thousand dollars) estimated to undertake the work be provided from re-prioritisation of the building capital works program.*
- 6. The site be appropriately identified for redevelopment.*

7. *Expressions of interest be sought as soon as practicable and when the General Manager determines such action to be appropriate and in Council's best financial interest."*

In connection with Part 7 of the above resolution, Council will recall that there have been subsequent resolutions directing that Council's first priority for potential property development would be directed towards land in Macquarie Street. As action in relation to Macquarie Street is proceeding, it was Management's intention to consider the "Pine Warehouse" site at a later appropriate time.

There are issues that could present difficulties with the development of this site, and I would suggest that it may now be appropriate for Council to review its direction in this regard.

The viability of developing this site must be considered as the limited size of this site; the need for any required parking to be provided underground; the integration of any development and subsequent uses into the surrounding streetscape and the precinct; and the cost of archeological investigations suggests that an appropriate rate of return may not be achieved.

In addition, it will be recalled that when the current access driveway to the Library/Gallery building was constructed, considerable difficulties were encountered with ground conditions due to the existence of unexpected subterranean water conditions. This created "soft spots" that required extensive additional excavation, compaction and piling. It is reasonable to assume that excavation of this proposed site would encounter similar conditions, as it is known that other sites in the area are similarly affected, which would add considerable cost to any building work undertaken.

Further, aesthetic effects that any development of this site would have on the Library/Gallery building, and the integrated use of this area, also need consideration. This area has been "accepted" as a component of the complex and is utilised on a regular basis in association with activities being undertaken within the Library/Gallery. Development of the site would also have a significant impact on the ambience of the Library/Gallery building, being one of the Council's most significant cultural/community facilities.

Possible options for the future could include either an extension of the Library/Gallery building or a joint venture development with surrounding sites. Any future project would need to enhance the current building designs and be economically viable for Council.

Accordingly, it is suggested at this time, that no further action should be taken regarding the possible future development of this site.

RECOMMENDATION:

That no further action be taken, at this stage, in relation to the possible future development of the site referred to as the "Former Pine Warehouse", 296 George Street, Windsor as detailed in Council's resolution of 10 August 2004, it being noted that possible options for the future could include either an extension of the Library/Gallery building or a joint venture development with surrounding sites and any future project would need to enhance the current building designs and be economically viable for Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF MAYORAL MINUTE Oooo

MM2 - Announcement by Prime Minister of "A Hawkesbury Nepean River Recovery Proposal" - (79353)

REPORT:

Councillors will be aware by now that on Thursday, 23 August 2007 the Prime Minister made an announcement concerning a proposed "Hawkesbury Nepean River Recovery Proposal" by which the Federal Government will provide \$132.5M to improve water quality in the Hawkesbury/Nepean River. This announcement has the potential to have significant benefits and effects for this Council.

A copy of the Prime Minister's media release is attached hereto and it will be noted that it indicates that this project would include:

- improving sewage discharges at three treatment plants below the Warragamba Dam (up to \$54.6 million Commonwealth funding);
- improving urban stormwater management (up to \$35 million);
- properly managing agricultural and open space irrigation (up to \$15.9 million);
- treating sewage to a higher level, particularly in the South Creek sub-catchment, thereby reducing nutrient discharges (up to \$27 million).

Further brief details about the proposal have subsequently been provided on the National Water Commission's website and a copy of these details are also attached. It will be noted that this information indicates that *"The Australian Government's offer is conditional on the NSW Government submitting a proposal that will comprehensively address the poor water quality and low flow issues facing the river, particularly in the South Creek sub-catchment."* As such close liaison and co-operation between the Federal and State governments will be important to progress this proposal.

Council officers have contacted a representative of the National Water Commission who has indicated that details of specific projects covered by the proposal are not available and that arrangements will be made in the near future with various stakeholders in order to determine and resolve specific details, such as projects, funding arrangements, contributions, etc.

This is obviously a significant announcement for the Hawkesbury/Nepean River system and specific details concerning this Council's potential involvement are still being clarified, including details of meetings with stakeholders which the National Water Commission has suggested will be organised in the near future.

Council will assist and co-operate with this proposal as any improvements to water quality in the Hawkesbury/Nepean River while having benefits for the wider Sydney area will have particular benefits for this Council's area and its community as the river is an important and integral part of the community. When further details concerning this project are available Councillors will be advised.

RECOMMENDATION:

That Council:

1. Congratulate the Prime Minister and the Minister for the Environment on their announcement of the "Hawkesbury Nepean River Recovery Proposal" and indicate that Council fully supports such proposal in view of the importance of improvements to water quality in the Hawkesbury/Nepean River and looks forward to working with the National Water Commission and other stakeholders.
2. Request the State Government to fully support the proposal and to work in unison with the Federal Government and other stakeholders in order to fully realise the potential benefits of the proposal.

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3. Advise the National Water Commission that Council is fully prepared to assist and co-operate in appropriate stakeholder meeting, etc, in order to assist in the development and implementation of the proposal.

ATTACHMENTS:

- AT - 1** Prime Minister of Australia - John Howard - Media Release - \$132.5M to Rescue the Hawkesbury Nepean River
- AT - 2** National Water Commission - A Hawkesbury Nepean River Recover Proposal

**AT - 1 Prime Minister of Australia - John Howard - Media Release -
\$132.5M to Rescue the Hawkesbury Nepean River**

Prime Minister of Australia | John Howard

Media Release

23 August 2007

\$132.5M to Rescue the Hawkesbury Nepean River

I am pleased to announce today that the Australian Government will provide \$132.5 million to improve water quality in the Hawkesbury Nepean River.

Last year I called for bids for large, iconic water projects under the Australian Government's \$1.6 billion Water Smart Fund to manage our water sustainably and productively with new infrastructure, technology and information systems.

In June 2006, the New South Wales Government sought \$132.5 million in Commonwealth funding to improve the level of sewage treatment in western Sydney and use the discharge to replace environmental flows from Sydney's water supply.

The National Water Commission did not support the NSW Government proposal because it was primarily aimed at augmenting water supply, which is core business for Sydney Water, and did not advance National Water Initiative objectives of innovative water conservation and management.

The Commonwealth is prepared to provide the \$132.5 million sought by the NSW Government for a project that more comprehensively restores the health of the Hawkesbury Nepean river system.

I have asked the National Water Commission to work with the NSW State Government, local governments and stakeholders to develop a truly iconic project for the Hawkesbury Nepean and western Sydney, including;

- improving sewage discharges at three treatment plants below the Warragamba Dam (up to \$54.6 million Commonwealth funding);
- improving urban stormwater management (up to \$35 million);
- properly managing agricultural and open space irrigation (up to \$15.9 million);
- treating sewage to a higher level, particularly in the South Creek sub-catchment, thereby reducing nutrient discharges (up to \$27 million).

Our funding is contingent on the NSW Government developing a water sharing plan for the Sydney region consistent with the National Water Initiative and bringing forward decisions on environmental flow releases from Warragamba Dam. It is my expectation that both state and local governments would also contribute financially.

I call on the NSW Government to respond to our proposal and develop a revised submission that will address water sustainability and management issues so crucial to the more than one million western Sydneysiders who live in the Hawkesbury Nepean catchment.

AT - 2 National Water Commission - A Hawkesbury Nepean River Recover Proposal

A Hawkesbury Nepean River Recovery Proposal

Western Sydney, New South Wales

Funding: Total Australian Government contribution up to \$132.5 million (plus GST) from the Australian Government Water Fund, with contributions from New South Wales State and Local Government and landholders, if a revised application addressing the water quality and flow needs for the Hawkesbury Nepean River is submitted by the NSW Government. The Australian Government has invited the NSW and local governments, and other stakeholders to contribute financially.

[Project Diagram \(PDF 411KB\)](#).

About the project

The Australia Government has committed up to \$132.5 million for a proposal that significantly improves the health of the Hawkesbury Nepean River. The Australian Government's offer is conditional on the NSW Government submitting a proposal that will comprehensively address the poor water quality and low flow issues facing the river, particularly in the South Creek sub-catchment. The four main project elements are:

- improving the quality of discharges from three sewage treatment plants downstream of Warragamba Dam by building on to the NSW Government Replacement Flows project. The Australian Government will invest up to \$54.6 million for this component of the project
- improving stormwater management through on-ground activities to improve water quality and water flow across the South Creek sub-catchment. The Australian Government will invest up to \$35 million for this component of the project subject to appropriate contributions from local government
- agricultural and public space irrigation management activities that will maximise water application efficiency, reduce run off and reduce demand on drinking water supplies. The Australian Government will invest up to \$15.9 million for this element of the project and invites local government and landholders to contribute als, and
- investigation of sewage management to explore the opportunities and benefits of treating wastewater from sewage treatment plants to higher standards. The Australian Government will invest up to \$27 million for this component.

Funding for the project is conditional on the NSW Government investing in the project, developing a water sharing plan for the Sydney region that is consistent with the National Water Initiative and bringing forward decisions on environmental flow releases from Warragamba Dam.

Project benefits

A proposal addressing the above mentioned elements will achieve:

- Improved water quality in the Hawkesbury River from improved treatment of sewerage and stormwater discharges and reduced nutrient run off from agricultural and open space areas
- Additional water savings for use as environmental flows
- Increased water recycling and reuse
- A reduction in the use of Sydney's drinking water supplies for non-drinking purposes, and
- Improvement to the environmental and recreational values of the river.

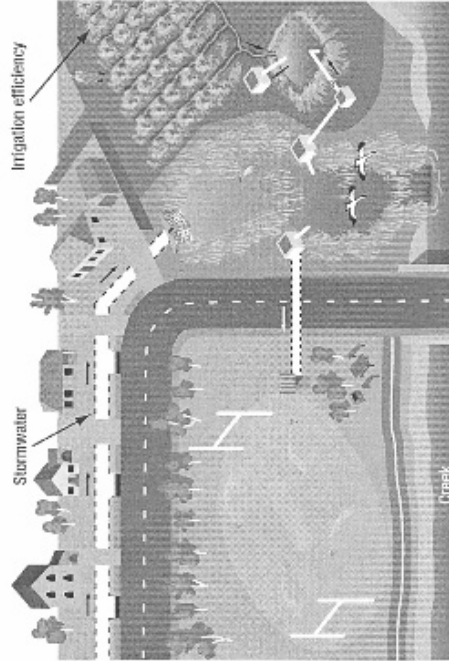
The project will advance the National Water Initiative objectives of improving environmental outcomes, encouraging reuse and recycling and increasing efficiency of water use in agriculture.

About the Australian Government Water Fund

The Australian Government Water Fund is a \$2 billion investment in water solutions for current and future generations. The Fund is a major investment by the Australian Government in water infrastructure, improved water management, and better practices in the stewardship of Australia's scarce water resources. It will create opportunities for industries, for investment and for jobs while at the same time protecting and restoring our environment. The Fund comprises three programmes — the \$1.6 billion Water Smart Australia programme, the \$200 million Raising National Water Standards programme and the \$200 million Community Water Grants programme. The Community Water Grants programme was extended by \$200 million in the 2007-08 Budget.

A Hawkesbury Nepean River Recovery Proposal

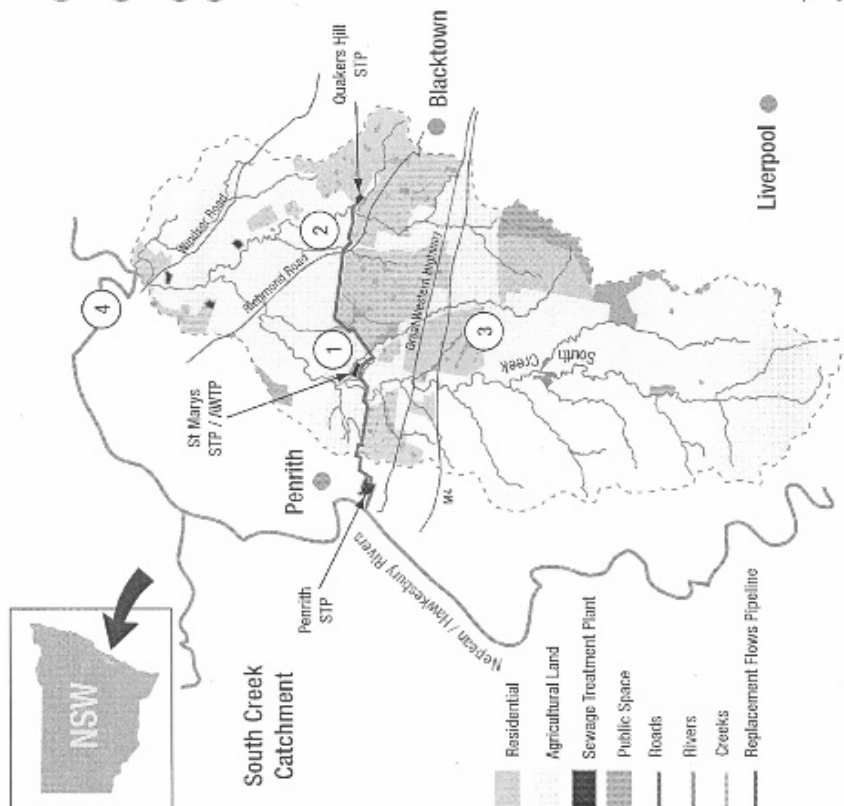
- The proposal comprises 4 key elements primarily focused in the South Creek Catchment:
1. The Replacement Flows project to improve the quality of treated sewage discharges from the St Marys, Quakers Hill and Penrith sewage treatment plants.
 2. Agricultural and public space irrigation water efficiency and improved nutrient management across the catchment.
 3. Stormwater treatment and reuse activities across the catchment.
 4. Cost-effective nutrient reduction through improved sewage and water management.



Example of irrigation water efficiency, stormwater treatment and reuse activities.

The proposal will achieve:

- Improved water quality in the Hawkesbury Nepean River through reduced nutrient rich discharge.
- Water savings for use as environmental flows.
- Improvement to the environmental and recreational values of the river.
- Increased water recycling and reuse activities.
- Reduced demand on Sydney's drinking water supplies for non-drinking purposes.



The offer from the Australian Government is to jointly implement this proposal with the NSW Government, Local Governments and landholders.



Australian Government
National Water Commission

oooO END OF MAYORAL MINUTE Oooo

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ordinary
meeting

end of
supplementary
business
paper

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