



Hawkesbury City Council

ordinary
meeting
business
paper

date of meeting: 26 August 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.

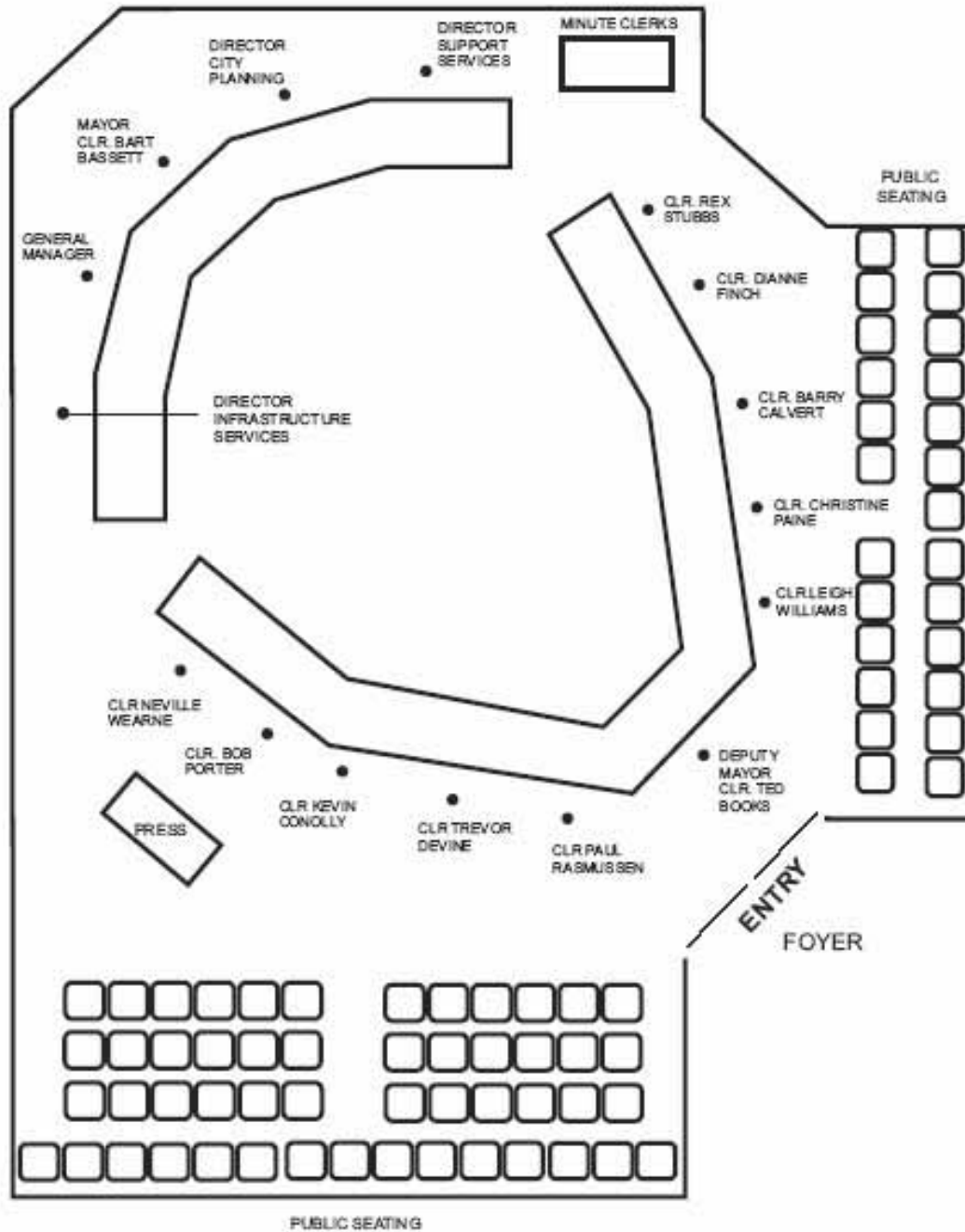
Website

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.

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SECTION 2 - Mayoral Minutes

MM – North West Metro Line – Extension to Vineyard - (79353)

Previous Item: MM2, Ordinary (8 April 2008)

REPORT:

At the meeting of Council held on 8 April 2008 I submitted a Mayoral Minute in connection with the announcement made by the Premier of NSW concerning the construction of the proposed North West Metro Line from the City to Rouse Hill.

Subsequently, the Council resolved as follows:

“That Council:

- 1 *Make representations to the Premier of NSW, the Hon. M Lemma, seeking a commitment from the State Government that, in line with previous statements concerning a north-west rail link, that the proposed North-West Metro Line will be extended to the Vineyard area by 2020 thus ensuring access to this new facility from the Richmond line.*
- 2 *Also request that plans also be developed to extend the proposed metro line through the western line at Penrith to the proposed South Western Line.*
- 3 *Request the local State Members of Parliament and WSROC to support Council's representations on this matter in view of its importance and significance of the link for the local community.*
- 4 *Request that the State Government, as a matter of priority, identify and acquire the land corridor required for a rail link between Rouse Hill and the Richmond Line in the vicinity of Vineyard.*
- 5 *Continue to support the Richmond line upgrade and request that the work on this proceed as soon as possible.”*

Appropriate representations have been made in accordance with Council's resolution and as members would be aware planning by the State Government for the proposed new line has been proceeding.

I attended a North West Metro Briefing and Consultation Session on Friday, 15 August 2008 which was attended by representatives of affected Councils and other authorities and was also attended by the Deputy Premier and Minister for Transport.

At the Consultation Session, while the possible extension of the line from Rouse Hill to Vineyard was not on the agenda for discussion the Deputy Premier and Minister for Transport indicated that he was open minded about the Council's proposal that the line be extended from its currently planned termination point at Rouse Hill to Vineyard to ultimately connect with the main western line.

In addition, the current proposal for the line suggests a facility to house and maintain rolling stock for the line at Bella Vista with residents in this location indicating their opposition to such a proposal. It was subsequently suggested that if the line was extended to Vineyard this could provide a suitable location for such a facility.

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Residents in the Vineyard area have previously indicated strong support for the early release of that area for development as proposed by the Growth Centers Commission (GCC) and Council has made representations to support the earlier release of the area than currently proposed by the GCC.

A proposal for the extension of the North West Metro Line to Vineyard would not only facilitate the early release of this area by the GCC but would also provide a much needed transport link and allow increased population growth and employment in this area.

In addition, Vineyard would appear to offer an ideal location to house and maintain rolling stock for the line, as land would be available for a facility to house and maintain rolling stock and this would also provide employment in the district.

Accordingly, I would suggest that Council indicate that it would, in principal, support the location of a facility to house and maintain rolling stock in the Vineyard area if the North West Metro Line was extended to this location so as to enable this aspect of the matter to be further discussed with the State Government.

RECOMMENDATION:

That in respect of proposals for the construction of the North West Metro Line, Council continue to support and encourage the extension of the line to Vineyard, and ultimately through to the main western line, and that for the purposes of further discussion Council indicate its in principal support for the location of a facility to house and maintain rolling stock in the Vineyard area if the North West Metro Line was extended to this location.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF MAYORAL MINUTE Oooo

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SECTION 4 - Reports for Determination

GENERAL MANAGER

Item: 175 GM - Commencement of the Local Government and Planning Legislation Amendment (Political Donations) Act 2008 - (79351)

REPORT:

Advice has been received from the Department of Local Government (DLG) by Circular No. 08-45 dated 11 August 2008 that the *Local Government and Planning Legislation Amendment (Political Donations) Act 2008* is expected to commence on 1 September 2008. A copy of this Circular is included as **Attachment 1** to this report for Council's information.

This Act makes amendments to both the *Local Government Act 1993* (LGA) and the *Environmental Planning and Assessment Act 1979* (EP & AA). The recent Circular from the DLG deals with the amendments to the LGA and advises that amendments to the EP & AA, and associated requirements, will be the subject of a separate circular by the Department of Planning.

In summary, the amendments to the LGA require the following:

1. Council must keep a public register of all current donations and expenditure declarations lodged by Councillors with the Election Funding Authority of NSW (EFA).
2. If the General Manager reasonably suspects that a Councillor has failed to comply with the obligations to disclose and manage a conflict of interest arising from a political donation the General Manager must refer the matter to the Director General of the DLG.
3. A record is to be kept of Councillors voting for and against each planning decision of the Council with this information being publicly available.
4. For the purposes of the above, amendments to the LGA will require a division to be called for each planning decision, including those made when a meeting is closed to the public.

In respect of the above the following actions, if appropriate, will be taken:

1. The DLG has advised that a link from Council's website to the website of the EFA will satisfy this requirement. An appropriate link will be incorporated on Council's website; with access available from Council's office if necessary and copies of disclosures will be made available, if requested, as required under Sections 12 and 12B of the LGA.
2. Action will be taken if a specific situation arises.
3. A register containing the required details of Council's planning decisions will be established.
4. In respect of the actual recording of a planning decision it should be noted that the amending act defines this as:

"(1) *In this section, "planning decision" means a division made in the exercise of a function of a Council under the Environmental Planning and Assessment Act, 1979:*

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- (a) *including a decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but*
- (b) *not including the making of an order under Division 2A of Part 6 of that Act."*

To meet this requirement it is proposed that after 1 September 2008 each report that is dealing with a matter covered by the definition of a "planning division" will include a note to this effect within the body of the report. This note will include advice of the need for a division to be called when a motion on the item is put to the meeting thus enabling the names of Councillors voting for and against the motion to be recorded in the minutes and subsequently in the register.

Conformance to Strategic Plan

Not applicable in this case as these are legislative requirements.

Funding

The requirements introduced by the amending legislation do not have an impact on funding issues.

RECOMMENDATION:

That the information in relation to changes to the *Local Government Act 1993* as a result of the commencement of the *Local Government and Planning Legislative Amendment (Political Donations) Act 2008* and actions to be taken in this regard be noted.

ATTACHMENTS:

AT - 1 Circular No. 08-45 dated 11 August 2008 from Department of Local Government

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AT - 1 Circular No. 08-45 dated 11 August 2008 from Department of Local Government



Circular No. 08-45
Date 11 August 2008
Doc ID: A150709

Contact Lyn Brown
02 4428 4161
lyn.brown@dlg.nsw.gov.au

COMMENCEMENT OF THE LOCAL GOVERNMENT AND PLANNING LEGISLATION AMENDMENT (POLITICAL DONATIONS) ACT 2008

The *Local Government and Planning Legislation Amendment (Political Donations) Act 2008* is expected to commence on 1 September 2008 by Proclamation published in the Government Gazette.

The object of the amending Act is to amend the *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979* in relation to political donations.

Local Government Act changes

The Act inserts Part 8A into the Local Government Act, requiring the general manager of each local council to keep a public register of all current donations and expenditure declarations lodged by councillors with the Election Funding Authority of NSW (section 328A).

In addition, where a general manager reasonably suspects that a councillor has failed to comply with his or her obligation to disclose and manage a conflict of interests arising from a political donation, the general manager must refer the matter to the Director General (section 328B).

Sections 328A and 328B do not apply to county councils.

New section 375A requires the general manager to record which councillors vote for and against each planning decision of the council, and to make this information publicly available. This section will also apply to those county councils delegated the exercise of planning functions under the *Environmental Planning and Assessment Act 1979*.

To maintain the register, the Act requires that a division be called (in accordance with the council's code of meeting practice or Regulation) whenever a planning decision is put at a council or committee meeting, including meetings closed to the public. Each decision recorded in the register is to clearly describe or identify the matter being determined and how councillors voted.

Section 12 of the Act is amended to include the current declarations of disclosures of political donations and the register of councillor voting on planning matters as documents that are publicly available for inspection.

Department of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E dlg@dlg.nsw.gov.au W www.dlg.nsw.gov.au ABN 99 567 863 195

What councils now need to do

- The Department considers that providing a link from council's website to the Election Funding Authority website will satisfy section 328A. Council should ensure that members of the public are provided with access to this website at council's offices if they do not have access to the internet. Members of the public should also be able to request copies be printed of the disclosures of political donations returns for taking away in accordance with the requirements of sections 12 and 12B of the Act.
- Section 328B requires that if the general manager has a reasonable suspicion that a councillor has not complied with the requirements of clauses 7.21 to 7.25 of the Model Code of Conduct, then he/she is to refer the matter to the Director General and not to a conduct review committee or reviewer.
- For the purposes of section 375A the general manager will need to establish a register that contains:
 - a description or identifier of the development or planning matter considered by council
 - the decision in relation to the matter or a reference to the minutes of the meeting where the decision is recorded
 - names of the councillors who supported the decision
 - names of the councillors who opposed the decision.
- Council needs to ensure that councillors, and the Mayor or councillors who chair council meetings or committee meetings that deal with development matters, are aware of the requirements of the Act for a division and the recording of voting by councillors in respect of each development matter at the meeting.
- The general manager needs to put systems in place that can accurately record such divisions and voting by councillors and for inclusion in the minutes of council and committee meetings.

Environmental Planning and Assessment Act changes

The amendments to the Environmental Planning and Assessment Act in relation to political donations are provided by the Department of Planning under a separate circular and guideline.

Political Donation and Electoral legislation enquiries

The Electoral Commission of NSW has established a dedicated enquiry line to assist councillors, candidates for election and members of the public. In order to ensure that persons receive consistent information, any enquiries regarding disclosure of political donations returns and electoral legislation generally should be made to Elections Enquiries on telephone 1300 135 736.



Garry Payne AM
Director General

oooO END OF REPORT Oooo

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CITY PLANNING

Item: 176 **CP - Portland Head Road, Ebenezer - (95495, 95498)**

Previous Item: 116, Ordinary (24 June 2008)
 111, Ordinary (27 May 2008)

REPORT:

At the Council meeting of 24 June 2008 Council resolved:

"That further to Council's resolution of 27 May 2008 regarding an offer received from the residents of Portland Head Road, Ebenezer to contribute \$300,000 towards the cost of reconstruction and sealing this road:

1. *Council continue to seek grant funding to support the offer from the residents.*
2. *A further report be submitted concerning the process required to reclassify and rezone part of the reserve in this location, known as the "Charles Kemp Reserve", to enable an appropriate part to be sold with the funding received from the sale being utilised to contribute towards the Council's portion of the costs of reconstruction and sealing of Portland Head Road with any balance of funds being utilised on the embellishment of the remaining reserve.*
3. *The residents be advised of Council's actions in this regard."*

This report addresses part 2 of the above resolution.

Reclassification and Rezoning Process

The Local Government Act 1993 (Sections 25 - 34) requires all public land to be classified as either "Community" or "Operational" Land. Under the provisions of Section 27 (1) of the Act classification or reclassification of land may be made by a Local Environmental Plan. After 1 July 1993, under the provisions of Section 31 of the Local Government Act 1993 if Council acquires land and does not resolve to classify the land, then that land reverts to Community Land after a period of 3 months.

The following is a summary of the process required to reclassify and rezone Community Land. Some specific relevant issues to the Portland Head Road matter are provided in more detail:

Resolution to prepare a Local Environmental Plan, under the provisions of Section 54 of the Environmental Planning and Assessment Act 1979 (the Act) to reclassify and rezone land

To commence the process for rezoning, Council must formally resolve to reclassify and rezone the land. As part of the report to Council in relation to this resolution, a preliminary assessment of the proposal is undertaken to determine the suitability of the proposal and to determine if there are any specific studies (Environmental Studies, etc) required.

Notification to the Department of Planning of the Section 54 resolution

The Department of Planning must be notified of Council's resolution and at the same time are requested by Council to permit the draft LEP to be publicly exhibited. The Department may grant Council full delegations to exhibit and report the matter to the Minister (after exhibition) or grant only limited delegations to proceed with exhibition only. The level of delegation will depend on the matter being

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considered. Given that the Portland Head Road matter involves Council land it is unlikely that Council will be granted full delegations to process the LEP.

The Department have a LEP Review Panel that have some very specific criteria and submission requirements in relation to assessment of a proposal such as the Charles Kemp Reserve matter and consistency with the relevant Section 117 - Ministerial Directions must also be detailed. An extract of the Departments submission document proforma (Detailing the matters to be addressed in Council's submission) in relation to Portland Head Road follows;

PURPOSE OF LEP:

*Describe the **current** zoning / controls and **changes** proposed by the draft plan. For complex plans, a table or maps to explain changes should be attached*

*Explain **why** it has been resolved to prepare the draft plan, i.e. what is triggering the need for the plan*

Provide compelling reasons, clearly stating the reasons for the proposed changes

Details of any environmental study to be prepared

Details of consultation procedures to be adopted in preparation of the plan

JUSTIFICATION FOR LEP:

This should cover matters such as:

1. Policy and strategic context

Consistency with State policy / council strategy

Public interest reasons for preparing the draft plan

Reference to studies and reports

2. Location context

Compatibility with surrounding zoning and land use patterns

3. Implications of not proceeding at that time

EVALUATION AGAINST CRITERIA:

Provide evaluation against criteria in the relevant pro-forma as applicable to the LEP category

The criteria proformas relevant to the Charles Kemp Reserve matter is as follows:

Category 1 (Spot Rezoning) matters:

- 1. Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?*
- 2. Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s.117) directions?*
- 3. Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?*
- 4. Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?*
- 5. Will the LEP be compatible/complementary with surrounding land uses?*
- 6. Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?*
- 7. Will the LEP deal with a deferred matter in an existing LEP?*
- 8. Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?*

Category 2 (Reclassification LEP) matters;

- 1. Is an associated spot rezoning occurring?*
- 2. Is the LEP to rectify an anomaly in classification?*

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3. Will the LEP accord with the classification of adjoining land?
4. Will the LEP be consistent with a plan of management (applicable to open space zonings)?
5. Will the ownership of the land change within five years?
6. Has a public hearing been held pursuant to the Local Government Act?
7. Will open space be relinquished?

As of June 2007 there are 28, Section 117 Directions issued by the Minister. These Directions are grouped into the following categories; Employment and Resources; Environment and Heritage; Housing, Infrastructure and Urban Development; Hazard and Risk; Regional Planning; and Local Plan Making. Not all these directions apply to the Hawkesbury and/or to the Charles Kemp Reserve matter. However, these Section 117 Directions must be addressed in any rezoning matter.

The above criteria, questions and 117 Directions must be addressed in Council's submission to the Department of Planning requesting that the matter proceed to public exhibition. There are some particular matters in relation to the creation of the "Charles Kemp Reserve" that will affect the justification of the proposed reclassification and rezoning.

A review of the rezoning file that resulted in the rezoning and dedication of the Reserve indicates that there were some particular requirements from the then Department of Urban Affairs and Planning (now Department of Planning) that had to be implemented prior to the Department approving the rezoning. The matter relates to the density of the adjoining subdivision and the dedication of the Reserve. The letter, in relation to the rezoning and dedication of the Reserve, from the Regional Manager of the Department stated the following:

"The decision to issue the Section 65 certificate has been reached following a site visit in February 1996, when it was agreed that the total lot yield should be based on the existing lot entitlement plus a lot yield which will gross an amount equivalent to the valuation of the land proposed to be dedicated to council as open space."

In summary, the yield of the adjoining subdivision (which included the dedication of the Charles Kemp Reserve) was increased due to the fact that the land was to be dedicated for Public Reserve. This issue creates difficulties in justifying the rezoning and subdividing part of the Reserve in the future as the Reserve land has already been used to off-set densities on the adjoining subdivision and, as part of that previous subdivision, was intended to provide open space for the subject and surrounding community.

Public Consultation

Public Hearing

The Local Government Act requires a public hearing to be held where land is to be reclassified from Community to Operational. This hearing must be facilitated by a person that is not, and has not been employed by Council for the last six months. The Act sets out times for prior notification of a Public Hearing and a report must be prepared from the Public Hearing and be considered by Council.

Draft Local Environmental Plan

If the Department issues a Section 65 Certificate permitting the draft LEP to be exhibited, Council must undertake the following:

- Prepare a draft LEP and associated documents,
- Consult relevant Public Authorities under the provisions of Section 62 of the EP&A Act,
- Place the draft LEP on public exhibition for a period of 28 days
- Report submissions received during the public exhibition to Council for consideration.

The above two processes (Public Hearing and draft LEP exhibition) may be undertaken concurrently. However, the Section 62 consultations, preparation for Public Hearing and the actual exhibition period is likely to take a number of months.

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Post Exhibition

Should Council resolve to continue with the draft LEP and reclassification following exhibition (Council has the choice to continue or discontinue the matter) the process for finalisation will depend on the delegations issued to Council by the Department of Planning. However, it is likely that, due to the matter dealing with Council owned land, delegations will not be given to Council.

If Council is not given delegations, the submissions received during public exhibition, the report from the Public Hearing and Council reports and resolutions are forwarded to the Department of Planning with a request that the Department furnish a report to the Minister recommending that the matter be finalised and published in the Government Gazette. The Department will then undertake an assessment of the submissions and reports and determine if there is agreement with the Council resolutions. If there is agreement, the Department will obtain a legal opinion from Parliamentary Counsel to determine if the LEP can be legally made (generally relating to legal wording and formatting rather than merits) and report the matter to the Director General and the Minister for Planning.

Depending on the amount of questions that the Department may have regarding this matter, this part of the process will also take a number of months to complete.

If the Department does grant full delegations to deal with this matter to Council (unlikely) then Council staff undertake the above process and then a report, in the Department's format, is prepared and sent to the Minister requesting that the Plan be made. Again this will take some time to complete.

Post Rezoning

Should the matter be fully completed and the land reclassified and rezoned, any subdivision of the site will be required to obtain a development consent via the normal development application process, ie, application made (including appropriate fees paid), public exhibition, assessment and determination. Construction approvals would also be required for any accessway/roadworks and stormwater drainage works required for the subdivision.

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 consolation with our community, and co-ordinating human and financial resources to achieve this future."

Funding

As seen from the above process there is significant staff time involved with the processing of such an application. Costs would also be incurred for the employment of an external consultant for the Public Hearing as part of the reclassification. External consultants would also be required for the various components required for the Environmental Study. The components for this work would include, as a minimum, a Flora and Fauna study, Bushfire Hazard Assessment Report and a Geotechnical report to consider the potential for on-site effluent disposal from any future allotments. It is likely that this work would cost a minimum of \$40,000 to \$50,000.

RECOMMENDATION:

That the information be received and noted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

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Item: 177 **CP - Draft Hawkesbury Employment Lands Strategy 2008 - Proposed Public Exhibition - (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 subsequent review by Council it would be more appropriate for Council to actually commission and have carriage of the study, to be funded by Buildev, in a similar fashion to the last consultant's report undertaken in respect of subsequent Pitt Town rezoning proposals.

Project Brief

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.

Engagement of Consultants

The project brief was sent to four reputable consultants for Expressions of Interest. SGS Planning and Economics were engaged on 30 January 2008 to undertake the work as they had considerable experience in the preparation of Employment studies and provided a suitable response to the project brief.

Findings

The draft report was received at Council on 18 August 2008 and the Executive Summary is attached to this report.

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. 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

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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. 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.

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

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

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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 draft Strategy map is displayed in the Council Chambers."

Conclusion

The draft study contains some significant findings and recommendations for the future of the Hawkesbury's Employment Lands. It is recommended that the draft study be placed on public exhibition for a period of 28 days.

RECOMMENDATION:

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.

ATTACHMENTS:

AT - 1 Executive Summary of draft Hawkesbury Employment Lands Strategy.

AT - 1 Executive Summary of draft Hawkesbury Employment Lands Strategy.

Executive Summary

Introduction

Council is seeking to provide a planning framework to support and enhance the economic competitiveness of the Hawkesbury region. In line with this vision, this Employment Strategy examines employment and employment lands within Hawkesbury LGA and recommends future strategic actions.

The study particularly focuses on the employment activity areas located in the southern part of the LGA including:

- industrial areas at North Richmond, Richmond, South Windsor, Mulgrave, McGraths Hill and Wilberforce;
- the Richmond RAAF base and UWS campus; and
- retail and commercial centres of North Richmond, Richmond and Windsor/South Windsor, and smaller neighbourhood centres.

Policy Context

State Policy

State Government policy directions are outlined in the State Plan, Metropolitan Strategy, draft subregional strategies and the State Infrastructure Strategy. In specific terms, the State planning and policy directions offer little for Hawkesbury LG:

- No major relevant infrastructure is planned.
- Within the LGA there are no major transport proposals flagged. The planned North West Metro Rail Line is expected to be completed to Rouse Hill by 2017 with extension to the Richmond line a 'possibility'.
- There are no future upgrades of key arterials of Blacktown Road/Richmond Road to Windsor and Richmond or the flood evacuation capacity of the road.
- The Draft Strategy seeks to improve connections to regional centres however no improvements to access between Hawkesbury and Penrith, such as strategic bus corridors, have been identified.
- The Metropolitan Strategy and Subregional Strategy do not elevate any LGA centres to 'strategic' status. The Major Centres of the North West Subregion, Blacktown and Castle Hill, and the planned major centre of Rouse Hill, are outside the LGA.
- The dwelling capacity target (+ 5,000 dwellings) will be challenging for the LGA given the modest growth in the last 10 years and the significant flooding constraints and flood evacuation route provision issues.
- The employment capacity target for Hawkesbury LGA suggests that jobs will grow with population increase (+3,000 jobs). While the jobs target is modest there are a range of well positioned competing locations in the North West.

Positive directions for the LGA from the Draft North West Subregional Strategy include directions for residential increase in and around centres, the attraction of high quality jobs, and the retention of all industrial land for employment land uses.

Local Policy

Recent strategic work at the local level has been somewhat superseded by the Metropolitan and Draft North West Subregional Strategies. The Strategic Plan 2006/2007 seeks direction on employment land planning which has driven the need for this study and as such does not provide detailed economic planning recommendations.

Regional Economic Trends and Issues

Hawkesbury's location within the Greater Western Sydney (GWS) Region provides the opportunity to benefit from a number of key regional assets and economic drivers which contribute to the growing success of the region. These include:

- access to a growing skilled workforce in the wider western Sydney region and executive labour in the NW;
- access to the strong GWS economy;
- access to the orbital motorway system, particularly the M7 and M2;
- the presence of the UWS;
- recreation and parkland assets.

However, there are significant regional issues for Western Sydney that will have impacts on strategic planning.

- **Increasing energy and fuel costs.** A key feature of metropolitan planning is to reduce costs (economic, social, and environmental) associated with travel. This is focused on two key goals:
 - Minimising trips made in aggregate (by aiming for containment that provides more jobs within easy access to residents); and
 - Minimising trips undertaken by private vehicles (by clustering activities in centres or locations that can be serviced effectively by public transport).
- **A renewed need for public transport and land use integration.** As oil prices rise and the imperative to reduce greenhouse gas emissions increases the planning aim of enhancing centres, supported by public transport and other integrated transport, will be increasingly important.
- **Food security in the Sydney Basin.** The external benefits of a proximate and accessible food supply (future cost savings from reduced need to transport food) are increasingly a consideration in weighing up the merits of urban development versus protecting agricultural production. As the cost of transport rises there will be a need for food to be produced as close as possible to population concentrations. Agricultural and rural industries in the Hawkesbury – already a significant economic contributor - will be increasingly important from this perspective.
- **Employment related disadvantage in Western Sydney.** The workforce profile and job stock in western Sydney has traditionally been in generally lower value professions than in the eastern region. The North West subregion has increased the stock of higher order jobs but it remains critical that good quality jobs are increased, and part of the employment offer in the subregion. Business parks are often cited as a means of attracting higher value jobs but a clear understanding of the potential future role of such a development, whether the pre-requisites for success exist and whether policy criteria can be met need to be considered.
- **Increasing the spread of 'knowledge' workers across the industry sectors.** High quality jobs are now spread across the industry types. Achieving high quality jobs growth in western Sydney is

not therefore just about increasing office jobs. The response needs to be more sophisticated, and be based around core competitive strengths of the subregions and its workforce. A key aim should be to increase the knowledge component of the value chains in sectors concentrated in the west such as manufacturing, transport, logistics and warehousing.

Strengths and Challenges

Analysis of Hawkesbury's economic profile, employment land supply and consultation with stakeholders finds the following key strengths and challenges for the LGA.

Strengths

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

Agriculture and Government Administration sectors 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.

Challenges

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

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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. 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 un-serviced 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.

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

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Strategic Planning Approach

Key Finding

A key finding of this study is that there is no immediate shortage of industrial or business zoned land in the Hawkesbury LGA. Nevertheless, constraints to development are apparent. In industrial areas vacant land is often unserviced, with threshold costs limiting development, or has poor access to key transport routes. In commercial / business areas existing lot configurations, heritage and existing development constrains the potential for renewal and reinvestment.

Recommended Strategies

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. 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.

Strategy	Indicative Timing
9. Investigate and facilitate the servicing of vacant industrial lands to unlock existing supply	Immediate
10. Capitalise on underutilised transport infrastructure and lobby for improved servicing particularly an extension of the proposed Metro rail line to the existing Richmond line.	Immediate
11. Facilitate renewal of existing centres with capacity for growth. <ul style="list-style-type: none"> • Richmond (around Richmond station and by redeveloping between Windsor Street and Bosworth Street to provide a 'forum' space and mixed use opportunities) • North Richmond (investigate scope to create a high amenity and mixed use main street along Riverview Road) • Windsor Station (identify opportunities for minor commercial and retail development for local populations) 	Short term (within 3 years) Short to medium term (within 5 years) Medium to long term (5 to 10 years)
12. 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.	Short term (within 3 years)
13. Investigate additional industrial land supply to address future employment growth <ul style="list-style-type: none"> • Mulgrave (south of Park Road and on the western side of the rail line) • South Windsor (the areas east of Fairey Road not currently zoned industrial) • North Richmond (near the corner of Terrace Road and Bells Line of Road for service industry currently on Bells Line of Rd) 	Short term (within 3 years) Short to medium term (within 5 years) Medium to long term (5 to 10 years)
14. Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors	Short term (within 3 years)
15. Support specialised industry sectors of Agriculture and Government, Administration and Defence (Richmond RAAF).	On-going

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Strategy	Indicative Timing
16. Identify appropriate development treatments for gateway areas. <ul style="list-style-type: none"> • George Street and Blacktown Road (for low impact visitor and tourist uses with complementary residential and community activities) • Windsor Road, Mulgrave (for high amenity highway related enterprise) • Bells Line of Road, North Richmond (boulevard treatment with higher amenity showrooms and larger format retailing) 	Short term (within 3 years) Short term (within 3 years) Short to medium term (within 5 years)

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 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:

Manufacturing Light	Manufacturing which is not hazardous or offensive and smaller scale production.
Local Light Industry	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.
Retail / Small Business	The range of retailing formats including main street, 'big box' shopping and bulky goods, and local business and services including office activities and accommodation.
Higher order office and business	Larger format office in high amenity setting, could include business park with integrated warehouse, R&D, 'back-room' management and administration
Urban Services	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.
Manufacturing General	Higher impact manufacturing and industry, which could include transport, warehousing and distribution activities with significant traffic generation

Figure 1 - Strategy Map

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INFRASTRUCTURE SERVICES

Item: 178 **IS - Proposed Street Lighting for Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights (79346, 16551)**

REPORT:

Community representation has been received requesting street lighting within the residential catchment of Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights.

As part of the initial investigation process, comments from residents within the affected streets were sought. Generally street lights are provided on every second power pole and in particular at intersections and the end of a cul-de-sac. The final position for the proposed lights would be subject to a detailed design by a certified lighting designer. Commissioning of the detailed design is subject to the lighting proposal being accepted by the property owners and Council approving the project.

There are 60 properties within the survey area that directly abut these four streets. A survey of the 60 residential property owners, by way of a questionnaire, was undertaken to ascertain community support for the proposed street lighting. A total of 34 questionnaires were returned with 25 objecting to the lighting and nine in support of the lighting. In addition to the replies received from property owners within the survey area, representations were also received from four additional parties objecting to this proposal.

Comments from residents within the survey area are provided in the following two tables.

Table 1 - Comments received **against** street lighting (25);

Street Name	Comment
Don Street	<ul style="list-style-type: none">• Beautiful Rural Area,• Definitely Not,• Enjoy Starry Nights,• Not a high traffic area that requires street lights,• Lights would 'fly in the face' of our governments & societies views on global warming & sustainability,• Have been a resident for 20 years and there have been no incidents in that time that warrant street lighting,• Have never needed the use of them previously, don't see the need for them, have gone perfectly fine without them,• Street lighting would be detrimental to the view of the city skyline, night sky and the general ambience of country living,• Position of light will shine through our bedroom window and will disturb our sleep,• Greater cost of electricity and emissions into the environment,• Use of a torch for those who find it difficult at night like we do,• Currently a lot of additional light from existing sensor lights which stay on for long periods of time,• Does not have the pedestrian traffic to warrant street lights,• One of the benefits of living in Kurrajong Heights is the beautiful dark night – we like to appreciate the stars at night and the glow of the moon,• The lack of street lights has its appeal, unlike the suburbs – that is why we moved here,• Please NO Street lights.

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Street Name	Comment
Frederick Place	<ul style="list-style-type: none"> • From a safety point of view I do not believe Street lights are necessary, • No street lights, contributes to the appeal of the area, • Strongly opposed to this proposal, • This is a country area, street lights are not required, • Save energy and expenditure and keep our area the same as it looks now, • Additional cost is unnecessary, • There's lots of wildlife during the night and fear that the extra light may scare the native wildlife away, • Loss of views to the city, • No street lights is part of the charm and rural feel of the area, • The absence of street lighting contributed to our decision to move in to the area, • Street lighting will have a negative impact on the area, • Would have to purchase expensive, more denser window coverings, • In the 20 years lived here, we have not experienced any traffic accidents or difficulties, • Please Please Please don't do it.
Max Street	<ul style="list-style-type: none"> • We Strongly object to the amount of light we will be subject to from the lights outside our house, • The area is just fine as it is – that is why we live here.
Nina Place	<ul style="list-style-type: none"> • We feel it is unnecessary, • How many people walk the streets at night?, • The increase cost will add to rates, • Not a public thoroughfare for public transport, • Should conserve energy, • 80-90% of houses have their own lighting, • This will encourage hoons.

Table 2 - Comments received to **support** street lighting (9);

Street Name	Comment
Don Street	<ul style="list-style-type: none"> • Fully support the installation of street lighting, • I wish to congratulate and support Council on this very important and crucial public service, • For residents, street lighting is very important for security and safety at night, • Area has grown in 25 years; with the additional traffic, navigation of the street can be difficult,
Frederick Place	<ul style="list-style-type: none"> • Fantastic.
Max Street	<ul style="list-style-type: none"> • Does not concern us but it would be beneficial, • Will be beneficial during fog, • We have safety concerns as the street is dark.
Nina Place	<ul style="list-style-type: none"> • Its about time "Great Idea".

The results of the survey indicate that there is a majority against the proposed installation of street lighting. Residents in support and against the street lighting are widespread over the catchment.

The 25 properties against lighting raise common issues such as; intrusion of lighting into their homes, the rural aspect they live in, the effect on the environment, the effect on night views and only residential traffic use these roads.

The nine properties in support of lighting raise common points such as; security and safety at night.

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The attached plan "Proposed Street Lighting Survey - Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights" indicates the proposed locations for lighting (subject to detailed design).

Isolating the lighting specifically to those properties in support of the proposal is not possible. In accordance with Australian Standard (AS1158), for residential roads having overhead power, the basic lighting category would be either P4 or P5, i.e luminaries with an 80W Mercury Fluoro lamp on every other pole. Costing of this project has not been undertaken as this would be subject to a detailed design being carried out.

In relation to road safety, the RTA accident data base indicates no reported accident in this area for the period from 2002 to 2006.

Conformance to Strategic Plan

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

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

Funding

Nil impact on the current budget should the proposal not proceed.

RECOMMENDATION:

That, due to strong community objection, street lighting not be provided in Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights.

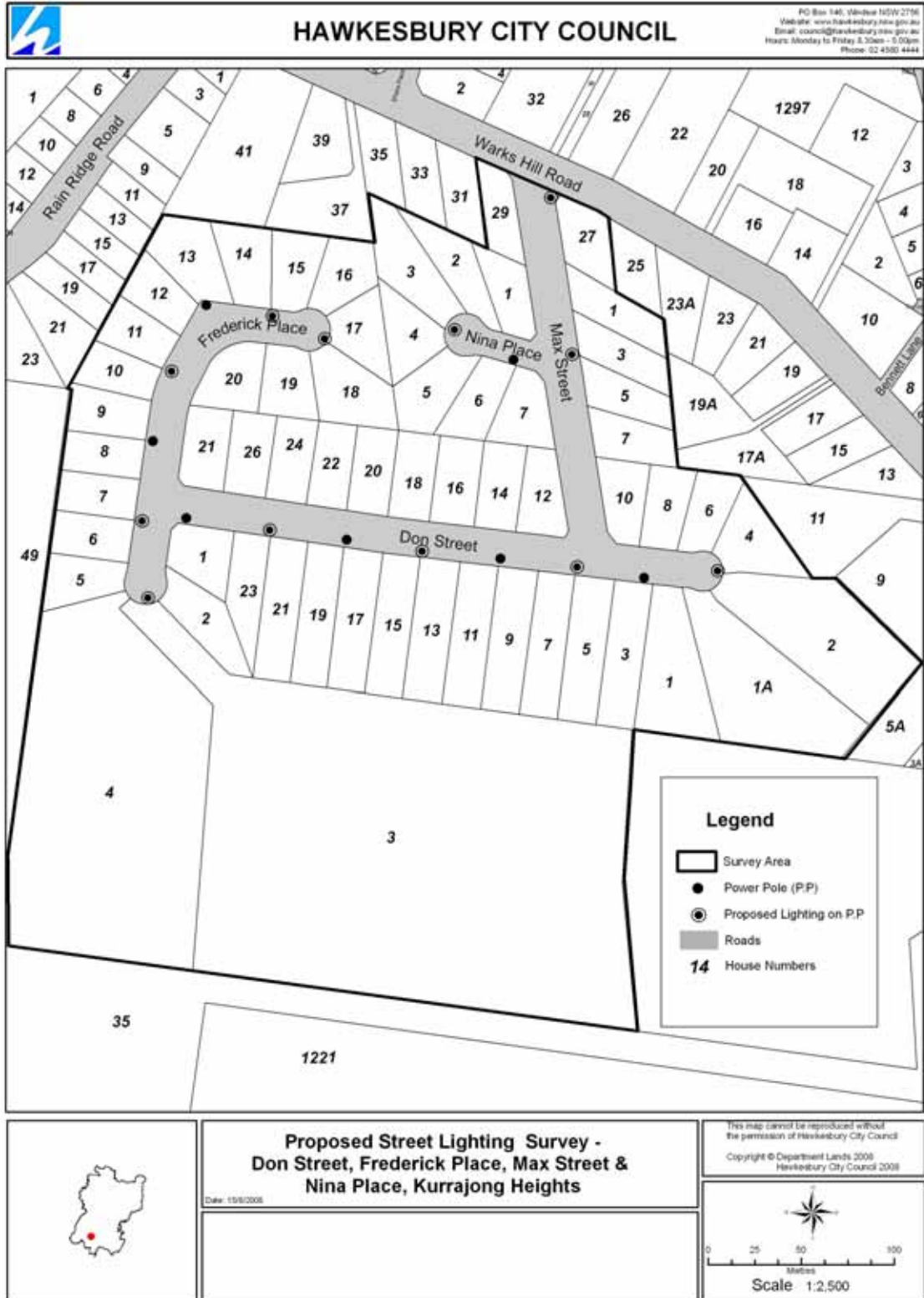
ATTACHMENTS:

AT - 1 Proposed Street Lighting Survey - Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights.

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AT - 1 Proposed Street Lighting Survey - Don Street, Frederick Place, Max Street and Nina Place, Kurrajong Heights



oooO END OF REPORT Oooo

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Item: 179 IS - Plan of Management for the George Street Reserves, Bligh Park - (79354)

REPORT:

A Draft Plan of Management for the George Street Reserves, Bligh Park, has been developed in consultation with the community and relevant stakeholders, in accordance with the Local Government Act, 1993. As required under the Crown Lands Act, this Plan was placed on public exhibition for a period of 28 days from 24 April 2007 to 15 June 2007.

It has been identified through the Plan of Management process that there is an issue of graffiti on private property fencing and public buildings. Whilst Council does undertake the removal of graffiti off public buildings it is not in a position to undertake graffiti removal off private fencing due to the significant costs involved. Alternative treatments such as re-planting of fence lines would reduce the incidents of graffiti, however, there is a requirement for Council to maintain a fire hazard reduction zone that effectively restricts re-planting along the property boundaries.

Throughout the exhibition period no correspondence was received relating to the Draft Plan of Management and it is therefore recommended that the Final Plan of Management be adopted.

Conformance to Strategic Plan

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

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

Funding

Future improvements to the Reserves are proposed to be funded from the Parks Improvement Program, Section 94 funds and Grants depending upon availability of funding.

RECOMMENDATION:

That the Final Plan of Management for the George Street Reserves, Bligh Park, be adopted.

ATTACHMENTS:

AT - 1 Plan of Management for the George Street Reserves, Bligh Park - (*Distributed under separate cover*)

oooO END OF REPORT Oooo

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Item: 180 IS - Prohibiting Consumption of Alcohol in the Reserve between Berger Road and Mileham Street, South Windsor - (79354)

REPORT:

Community representation has been received requesting that Council prohibit the consumption of alcohol in the linear reserve that is located in the area between Berger Road and Mileham Street, South Windsor.

There are two methods of prohibiting the consumption of alcohol in a public place, namely:

- declaring an alcohol-free zone; and/or
- prohibiting the consumption of alcohol in public places such as parks and reserves.

Section 644 of the Local Government Act provides that Council may declare a zone consisting of one or more public roads or parts of public roads within the area, to be an alcohol-free zone. The zone can only include roadways, footways and public carparks and does not include parks and reserves or other public areas. Under the Act, public consultation would be required prior to the implementation of a zone.

In relation to parks and reserves and other public areas, Council may in accordance with Section 632 of the Act, prohibit the consumption of alcohol in the subject area. A sign indicating that the activity is prohibited must be placed on the subject area, however, public consultation is not required. The restriction can be enforced by an authorised Council officer.

This area has a history of people walking through the area with alcohol. This has led to a range of anti-social behaviour within the park such as loud noise, broken glass and vandalism to nearby vehicles. There is a strong concern for local residents whilst utilising this area. Residents have complained that they feel unsafe walking through this park.

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 connected by well-maintained public and private infrastructure, which supports the social and economic development of the City."

Funding

Funding to be provided from the current budget.

RECOMMENDATION:

That:

1. The consumption of alcohol be prohibited in the reserve that is located in the area between Berger Road and Mileham Street, South Windsor, in accordance with Section 632 of the Local Government Act.
2. Appropriate signage be placed at the locations affected.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING**Meeting Date:** 26 August 2008**SUPPORT SERVICES****Item: 181 SS - Consultants Utilised by Council - 1 January to 30 June 2008 - (95496, 79337)****Previous Item:** 187, Ordinary (14 June 2005)**REPORT:**

At the meeting of Council held on 14 June 2005 consideration was given to a report regarding the consultants utilised by Council. That report detailed various consultants, the purpose of the engagement and the expenditure in 2003/2004 and 2004/2005.

Subsequently, in recent years Council has considered reports outlining consultants utilised by Council for six monthly periods, being January to June and July to December each year.

The following table provides details of the various firms/persons the Council has utilised as consultants for the period January - June 2008 detailing the purpose of the consultancies and the amount paid in this period:

Firm	Purpose	Funding Source	External Requirement	6 Months to 30/06/2008
AAMHatch Pty Ltd	Digital Terrain Model	Grant	No	\$131,100.00
Allen Management Solutions Pty Ltd	Community Strategic Plan and River Summit	General Funds	No	\$35,912.50
Ambecol Ecological Services Pty Ltd	Ecological survey and assessment - old timber bridge replacement at Creek Ridge Road, Freemans Reach	General Funds	No	\$3,350.00
Barker Ryan Consulting Pty Ltd	Design works, tender documentation, environmental assessment and flora & fauna assessment - Racecourse Road	Grant	No	\$14,675.00
Barker Ryan Consulting Pty Ltd	Intersection design - Paget Street, Richmond	Grant	No	\$1,650.00
Barker Ryan Consulting Pty Ltd	Survey and preparation of drawing - Thorley Street to Richmond Road, Bligh Park	Grant	No	\$3,400.00
Berzins Environmental Planning Pty Ltd	LEP template	Grant	State Govt	\$12,500.00
Consulting Earth Scientists	WMF quarterly environmental monitoring	General Funds	State Govt	\$13,985.00
Donald Ellsmore Pty Ltd	Heritage advisory	General Funds	No	\$5,850.00

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Firm	Purpose	Funding Source	External Requirement	6 Months to 30/06/2008
Dylarna Corporation Pty Ltd trading as The Playground Doctor	Site inspections, reports and repairs on Council playgrounds	General Funds	No	\$3,930.00
Golder Associates Pty Ltd	Ground water investigation and water monitoring - former nightsoil depot, Racecourse Road, South Windsor	General Funds	State Govt	\$30,740.00
HBA Consulting Engineers Pty Ltd	Preparation of design & tender documentation for mechanical services at HCC Admin Building	General Funds	No	\$1,000.00
Hubert Architects Pty Ltd	Wilberforce Cemetery Conservation Management Plan	General Funds	No	\$1,860.00
K D Wood Valuations (Aust) Pty Ltd	Property valuations for leasing purposes	General Funds	No	\$6,250.00
Margaret Helman & Associates	Training for Museum volunteers	General Funds	No	\$1,300.00
McKinlay Morgan & Assoc Pty Ltd	Survey & prepare design - 139 Colonial Drive, Bligh Park	General Funds	No	\$4,900.00
McKinlay Morgan & Assoc Pty Ltd	WMF - survey, design and prepare plan - Cell 5	General Funds	State Govt	\$300.00
Dolla S. Merrillees	Gallery & Museum exhibits	General Funds	No	\$1,000.00
OHS Services Australia Pty Ltd	OH&S systems review	General Funds	No	\$41,603.00
PGH Environmental Planning	Development application assessment	General Funds	No	\$2,500.00
Projects & Infrastructure Holdings Pty Ltd	Advice on Macquarie Street development	General Funds	No	\$26,804.50
QASCO Photography	WMF waste volume survey	General Funds	State Govt	\$15,562.00
Technology One Ltd	Payroll process improvements	General Funds	No	\$957.13
At the Vanishing Point	Demount Gallery exhibitions	General Funds	No	\$2,240.00
Warwick Donnelly Pty Ltd	Structural engineering report - repair to rotating skimmers at Mulgrave STW	Sewerage Reserve	No	\$1,520.00
Warwick Donnelly Pty Ltd	Structural engineering site inspection report - Co-Generation plant room	General Funds	No	\$640.00

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Firm	Purpose	Funding Source	External Requirement	6 Months to 30/06/2008
Warwick Donnelly Pty Ltd	Structural engineering site inspection report - Museum	Grant	No	\$2,600.00
TOTAL				\$368,129.13

Conformance to Strategic Plan

Not applicable as this is an information report requested by Council.

Funding

Not applicable as this is an information report requested by Council and costs detailed have been met within existing budgets.

RECOMMENDATION:

That the information concerning consultancies utilised by Council during the period January to June 2008 be noted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

Meeting Date: 26 August 2008

Item: 182 **SS - June 2008 Quarterly Review - 2007/2008 Management Plan - (96332, 95496)**

Previous Item: 107, Special (25 June 2007)

REPORT:

Within two months of the end of each quarter, Council is required to review progress in achieving the objectives set out in its Management Plan.

Management Plan

Council adopted its Management Plan for 2007/2008 on 25 June 2007.

Section 407 of the Local Government Act 1993 requires the General Manager to report to Council the extent to which strategies set by the Council's current Management Plan have been achieved during that quarter.

The 2007/2008 Management Plan Review for the June 2008 quarter has been prepared and has been distributed under cover.

Financial Position

As part of the Management Plan Review, Clause 203 of the Local Government (General) Regulation 2005 requires a revised estimate of the income and expenditure for the year.

The June 2008 Review has been completed and reports an estimated year-end surplus position of \$101,577 subject to final audit.

Operating Income

For the year ending 30 June 2008, Council's total operating revenue from rates, fees and charges, interest, grants and contributions and other revenue is \$55.3M, exceeding estimates by \$0.7M. This is largely attributed to better than expected rental returns and interest income. Also contributing to the variance, is a favourable variation in income generated at the Hawkesbury Waste Management Facility. Other favourable income variances include income from animal control, parking patrol infringement notices, income from public cemeteries, trade waste income and S94A contributions. Income from building and development activities was within tolerance limits, with unfavourable variances from the adopted budget being accounted for and reflected in the March 2008 Quarterly Review.

Operating Expenditure

Council's operating expenditure is required for the provision of core services including road maintenance, parks, cultural and recreational facilities, regulatory services, building and development control, waste management, environmental and sewerage facilities. For the year ending 30 June 2008, total operating expenditure, including grant funded works was \$55.5M compared to an estimate of \$57.5M.

Operating expenditure was 97% of the budget estimates. Part of this under expenditure is attributed to self-funding programs mainly Sewerage, Domestic Waste and Environmental Stormwater. All other programs were within tolerance limits.

The more significant items of the June 2008 Quarterly Review include:

Operational Expenditure Variations

Plant Running Costs - Unfavourable Variance \$114K

Plant running costs for 2007/2008 amounted to \$1.4M, exceeding estimates by \$114K. These costs include fuel, registration and maintenance of Council's various plant items. This variance can be attributed to the increase in fuel prices combined with high maintenance expenditure on some of the older plant. The replacement of overdue plant items is currently underway to ensure that unscheduled maintenance repairs and downtime resulting from older plant is kept to a minimum.

Lower Portland Ferry - Unfavourable Variance \$116K

The majority of this over expenditure is attributed to the planned major overhaul of the Lower Portland Ferry. During the overhaul several factors resulted in materials and works exceeding estimates. Complications arising from the age and structure of the Ferry, combined with two separate white ant infestations resulted in an over expenditure of the allocated funds. It is to be noted that Baulkham Hills Council contribute 50% of Council's annual expenditure on the maintenance of the Lower Portland Ferry.

Co-Generation Plant Gas - Unfavourable Variance \$46K

The Co-generation Plant gas expenditure has exceeded estimates by \$46K. The variance can be attributed to charges relating to the previous financial year charged in 2007/2008 and full tenancy during the reporting period.

Vandalism Repairs - Unfavourable \$33K

Vandalism expenditure exceeded estimates mainly in the parks and community buildings area. The level of this expenditure is dependent on vandalism acts, which are difficult to predict. In an effort to minimise the opportunity for vandalism a number of facilities, mainly toilet blocks, are closed at night. This practice, however also incurs costs. This expenditure item is closely monitored to ensure that overruns are captured through quarterly reviews.

Parks Maintenance & Repair - Unfavourable \$59K

Expenditure incurred in maintaining Council's parks has exceeded estimates by \$59K. These expenses include mowing and maintaining parks to an acceptable standard. The increase in rainfall in the last few months has led to an unexpected increase in mowing and parks maintenance.

Operating Revenue Variations

Rental income - Favourable Variance \$63K

Rental income exceeded estimates for 2007/2008. This favourable variance can be attributed to full tenancy throughout the year and higher turnover based rental income.

Investment & debt servicing - Favourable \$172K

The review and re-balancing of the investments portfolio, combined with unspent capital works funds resulted in the investment income estimates being achieved with a favourable variance.

Building and Development Control Income - Favourable \$20K

Income from construction certificates, subdivision fees, development applications and S149 certificates for the full year is marginally above estimates by \$20K. Council has limited control on these income streams, which are influenced by the general trend in the building and development industry, often resulting from wider economic factors.

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Animal Control Income - Favourable \$55K

Income from Animal Control for the full year is \$484K, exceeding budgeted income estimates by \$55K. This can be attributed to an increase in dog impounding income.

Parking Patrol Infringement Notices - Favourable \$55K

Income from parking infringement notices resulted in a favourable variance of \$55K for the full year.

Capital Expenditure

Council manages and maintains \$349M worth of assets and to date has spent \$8.1M of a \$21.9M capital budget on road construction, kerb, guttering and drainage works, bridges, footpaths, open spaces, stormwater assets, sewerage assets, waste management assets, public works plant, community buildings, fleet replacement and the cultural precinct.

A detailed list of projects being requested to carry over in the 2008/2009 financial year is contained within the document referred to above, which has been distributed under separate cover.

Cash and Investments

As at the end of June 2008 Council had \$ 38.6M in investments. Restricted cash amounts to \$33.5M, with \$16.9M being externally restricted and \$16.6M being internally restricted.

Provision for Contingencies

It is proposed that the surplus of \$101,577, subject to final audit, resulting from this Quarterly Review be transferred to the Contingency Reserve.

Conformance to Strategic Plan

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

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

Funding

Funding and budget impacts have been specified within this report and attached review document.

RECOMMENDATION:

That the:

1. Information contained in the report on the 2007/2008 Management Plan – June 2008 Quarterly Review be received.
2. Quarterly Review of the 2007/2008 Management Plan and Financial Statement for the period ending 30 June 2008 be adopted.

ATTACHMENTS:

AT - 1 2007/2008 Management Plan Review – June 2008 Quarter - (*distributed under separate cover*)

oooO END OF REPORT Oooo

ORDINARY MEETING**Meeting Date: 26 August 2008****Item: 183 SS - Monthly Investments Report - July 2008 - (96332, 95496)****REPORT:**

According to Clause 212 of the Local Government (General) Regulation 2005 the Responsible Accounting Officer must provide the Council with a written report setting out details of all money that the Council has invested under Section 625 of the Local Government Act 1993. The report must include a certificate as to whether or not investments have been made in accordance with the Act, the Regulations and the Council's Investment Policy.

The following table lists the investment portfolio held by Council at 31 July 2008 in a form compliant with legislative and policy requirements.

All investments have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

July 2008

The following table indicates that Council held \$36.13 million in investments as at 31 July 2008. Details of the financial institutions with which the investment was made, date investments were taken out, the maturity date (where applicable), the rate of return achieved and the credit rating of the investments are provided below.

Investment Type	Lodgement Date	Maturity Date	Interest Rate %	Principal \$	Rating	Total \$
On Call						
CBA	31-Jul-08		7.20%	2,155,000.00	A1+	2,155,000.00
Cash Fund						
LGFS FOCF	31-Jul-08		8.68%	9,476,038.89	AA	9,476,038.89
Term Investments						
Bankwest	29-May-08	1-Dec-08	8.43%	3,500,000.00	A1+	
Bankwest	16-Jul-08	25-Sep-08	8.02%	3,000,000.00	A1+	
NAB	29-May-08	29-May-09	8.39%	3,500,000.00	A1+	
IMB Ltd	26-Mar-08	25-Sep-08	8.16%	2,500,000.00	A2	
IMB Ltd	27-Mar-08	25-Sep-08	8.22%	2,000,000.00	A2	
Citibank	25-Mar-08	25-Sep-08	8.18%	5,000,000.00	A1+	
Bank of Queensland	1-Apr-08	29-Sep-08	8.13%	1,000,000.00	A2	
Bendigo Adelaide Bank	1-Apr-08	29-Sep-08	8.16%	1,000,000.00	A2	
CBA – Range Accrual Note	28-Nov-07	19-Oct-08	0.00%	500,000.00	A1+	
CBA – CPI Linked Note	04-Apr-07	04-Apr-12	1.35%	500,000.00	A1+	
CBA – Equity Linked Note	05-Dec-07	05-Jun-09	0.00%	2,000,000.00	A1+	24,500,000.00
TOTAL INVESTMENT AS AT 31 JULY 2008						36,131,038.89

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TOTAL INVESTMENT AS AT 31 JULY 2008

Bench Mark - July 2008 - Cash Rate 7.25%
Actual - July 2008 7.62%

Performance by Type

Category	Balance	Average Interest	Difference to Benchmark
Cash at Call	2,155,000.00	7.20%	-0.05%
Term Deposit	24,500,000.00	7.25%	0.00%
Cash Fund	9,476,038.89	8.68%	1.43%
	36,131,038.89	7.62%	0.37%

Investment Commentary

The investment portfolio decreased by \$2.46 million for the month. The decrease was due to additional expenditure over income for the July period. During July, various income was received totalling \$3.8 million, including rate payments amounting to \$1.69 million, while payments to suppliers and staff costs amounted to \$5.88 million.

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

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

Conformance to Strategic Plan

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

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

Funding

Funds have been invested with the aim of achieving budgeted income in 2008/2009.

RECOMMENDATION:

That the information be received and noted.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo



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.