



ORDINARY MEETING

Date of meeting: 11 June 2024
Location: Council Chambers
Time: 6:30 PM

BUSINESS PAPER

ORDINARY MEETING

Table of Contents

Meeting Date: 11 June 2024

Table of Contents

TABLE OF CONTENTS 3

1. WELCOME 5

2. ACKNOWLEDGEMENT OF OFFICIAL VISITORS TO THE COUNCIL 5

3. APOLOGIES AND LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS..... 5

4. DECLARATIONS OF INTERESTS 5

5. CONFIRMATION OF MINUTES..... 7

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS 9

7. CONDOLENCES 9

8. MAYORAL MINUTES..... 9

9. EXCEPTION REPORTS – ADOPTION OF ITEMS NOT IDENTIFIED FOR DISCUSSION AND DECISION..... 9

10. REPORTS FOR DETERMINATION 11

 10.1. PLANNING DECISIONS..... 11

 10.1.1. CP - Planning Proposal - LEP001/24 - Belmont Park Estate 1, 35, 61 and 63 Grose River Road, Grose Wold - (144940, 96329)..... 11

 10.1.2. CP - Planning Proposal LEP002/23 - Reclassification of 1905 and 1913 Bells Line of Road, Kurrajong Heights - Post Exhibition and Hearing Report (124414)..... 36

 10.2. GENERAL MANAGER..... 50

 10.2.1. GM - Draft Communication and Engagement Strategy - (79351)..... 50

 10.2.2. GM - 2024/2025 Operational Plan and Resourcing Strategy - (79351,96332,159586).... 58

 10.3. CITY PLANNING 72

 10.3.1. CP - Draft Economic Development Strategy - (95498, 147666)..... 72

 10.4. CORPORATE SERVICES..... 76

 10.4.1. CS - Disclosure of Interests in Written Return - (95496)..... 76

 10.4.2. CS - 2024/2025 Remuneration for Mayor and Councillors (95496, 79353, 105109)..... 78

 10.4.3. CS - Investment Report - April 2024 - (95496, 96332) 84

 10.4.4. CS - Proposed Road Closure Part of 111 and 112 Horans Lane, Grose Vale - (95496,159585) 92

ORDINARY MEETING

Table of Contents

Meeting Date: 11 June 2024

10.5. INFRASTRUCTURE SERVICES..... 98

11. RECEIPT OF MINUTES OF OTHER COMMITTEES 100

12. NOTICES OF MOTION..... 102

13. QUESTIONS WITH NOTICE 104

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING..... 106

 14.1.1. Responses to Councillor Questions Taken on Notice at the Council Meeting – 28 May
 2024..... 106

15. CONFIDENTIAL REPORTS 108

 15.1. GENERAL MANAGER..... 108

 15.2. CITY PLANNING 108

 15.3. CORPORATE SERVICES 108

 15.3.1.CS - Acquisition - 6 McKinnons Road, Wilberforce - (95496, 159585)..... 108

 15.3.2.CS - Appointments to the Hawkesbury Local Planning Panel - (96333) 109

 15.4. INFRASTRUCTURE SERVICES..... 109

 15.4.1.IS - Divestment of Windsor Sewerage Scheme - (95495) 109

ORDINARY MEETING

1. WELCOME

Meeting Date: 11 June 2024

1. WELCOME

a) **Acknowledgement of Indigenous Heritage**

The Mayor, Councillor Sarah McMahon will acknowledge the Indigenous Heritage.

b) **General Manager's Matters for Mention**

The General Manager will address the Council meeting, mentioning:

- Emergency Procedures
- Recording of the Council Meeting
- Statement regarding people addressing the Meeting
- Mobile phones

2. ACKNOWLEDGEMENT OF OFFICIAL VISITORS TO THE COUNCIL

The Mayor will acknowledge and welcome official visitors to the Council and make any relevant presentations as required.

3. APOLOGIES AND LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS

The Mayor will ask for any Apologies or Leave of Absence Requests to be noted.

Attendance

Attending Councillors and Council staff members will be noted for the purposes of the Minutes.

4. DECLARATIONS OF INTERESTS

The Mayor will ask for any Declaration of Interests from the attending Councillors. These will then be addressed at the relevant item.

Statement of Ethical Obligations

On 11 January 2022 in accordance with Section 233A of the Local Government Act 1993, Councillors took an oath or made an affirmation of office to undertake the duties of the office of Councillor in the best interests of the people of the Hawkesbury City Council Local Government Area and the Hawkesbury City Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in Councillors under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

Council's Code of Conduct requires Councillors to disclose and appropriately manage conflicts of interest.

ORDINARY MEETING

1. WELCOME

Meeting Date: 11 June 2024

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ORDINARY MEETING

5. CONFIRMATION OF MINUTES

Meeting Date: 11 June 2024

5. CONFIRMATION OF MINUTES

ORDINARY MEETING
5. CONFIRMATION OF MINUTES
Meeting Date: 11 June 2024

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ORDINARY MEETING

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

Meeting Date: 11 June 2024

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

7. CONDOLENCES

There were no Condolences at the time of preparing this Business Paper.

8. MAYORAL MINUTES

There was no Mayoral Minute at the time of preparing this Business Paper.

Notwithstanding the above, pursuant to Clauses 9.6-9.9 of Council's Code of Meeting Practice, the Mayor may submit a Mayoral Minute to the meeting without notice in relation to any matter or topic that:

- Is within the jurisdiction of the Council
- Council has official knowledge of.

However, a Mayoral Minute must not be put without notice if it relates to a routine or non-urgent matter.

A matter is considered to be urgent when it requires a decision by the Council before the next scheduled ordinary meeting of the Council.

9. EXCEPTION REPORTS – ADOPTION OF ITEMS NOT IDENTIFIED FOR DISCUSSION AND DECISION

ORDINARY MEETING

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

Meeting Date: 11 June 2024

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ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10. REPORTS FOR DETERMINATION

10.1. PLANNING DECISIONS

10.1.1. CP - Planning Proposal - LEP001/24 - Belmont Park Estate 1, 35, 61 and 63 Grose River Road, Grose Wold - (144940, 96329)

Directorate: City Planning

PLANNING PROPOSAL INFORMATION

File Number:	LEP001/24
Property Address:	1, 35, 61 and 63 Grose River Road, Grose Wold
Applicant:	Urbanco Group Pty Ltd
Owner:	Kavanagh Family
Date Received:	9 January 2024
Current Minimum Lot Size:	10 hectares
Proposed Minimum Lot Size:	200m ² , 300m ² and 1,200m ²
Current Zone:	RU1 Primary Production Small Lots
Proposed Zones:	R1 General Residential R2 Low Density Residential R5 Large Lot Residential E1 Local Centre RE1 Public Recreation C2 Environmental Conservation SP3 Tourist
Site Area:	Approximately 120 hectares

Key Issues:	Strategic Merit - Greater Sydney Region Plan, Western City District Plan including Metropolitan Rural Area
	Flood related issues including evacuation and isolation

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

PURPOSE OF THE REPORT

The purpose of this report is to present a planning proposal, described as Belmont Park Estate, that has been received by Council, and consider whether Council should support (or not support) sending the planning proposal to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.

EXECUTIVE SUMMARY

On 9 January 2024, Council received an applicant-initiated planning proposal at Belmont Park Estate, a large-scale land holding which consists of approximately 120 hectares of land located in Grose Wold to the west of the North Richmond urban area opposite the emerging Redbank Estate.

The site is currently zoned RU1 Primary Production under the Hawkesbury Local Environment Plan 2012.

The planning proposal seeks to achieve an overall yield of 1,200 dwellings across by amending the existing zoning to R1 - General Residential, R2 - Low Density Residential and R5 - Large Lot Residential zones together with a Local Centre zone, Public Recreation zone and Tourist zone. The planning proposal also proposes to amend the Minimum Lot Size, Height of Buildings and Biodiversity Map provisions.

The planning proposal seeks to facilitate a development of 1,200 dwellings which will include:

- Medium Density - 520 dwellings
- Low Density Residential – 540 dwellings
- Seniors Housing – 140 dwellings
- Of these, 20% are proposed as Affordable Housing, equating to 240 dwellings

The planning proposal anticipates delivering residential village encompassing a broad range of housing types and housing diversity, open space areas, creek line rehabilitation and protection, local retail center, low scale eco-tourism hub and a community farm.

As required by Ministerial Direction, the planning proposal was considered by the Hawkesbury Local Planning Panel at its meeting on 18 April 2024. The advice from the Panel is included within this report and highlights a number of issues particularly in relation to the strategic merit test. Those same issues are also identified within the Officer's report.

Based on assessment and consideration of the Hawkesbury Local Planning Panel advice, it is recommended that Council does not support the planning proposal.

RECOMMENDATION

That Council does not support planning proposal LEP001/24 - Belmont Park Estate, Grose Wold which is located at 1, 35, 61 and 63 Grose River Road, Grose Wold, for the following reasons:

- The planning proposal is inconsistent with the NSW Greater Sydney Region Planning Framework, The Western Sydney District Plan.
- The planning proposal does not address the alignment between the Hawkesbury Local Housing Strategy and the Hawkesbury Local Strategic Planning Statement especially to justify the need for further housing development in the North Richmond area.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- a) The planning proposal does not clearly address the impact of flooding and related risk to the community on the subject site and surrounding developments in relation to evacuation and extended period of isolation.
- b) The planning proposal does not adequately address the alignment of the proposed development with the Metropolitan Rural Area context.
- c) No specific strategic guidance is provided through the NSW Greater Sydney Region Plan or the Western City District Plan to support Greenfield development in the Metropolitan Rural Area.
- d) The planning proposal lacks adequate justification of the introduction of SP3 Tourist zone in Hawkesbury LEP 2012, particularly on the subject site and its associated social, economic, and environmental benefit to the Hawkesbury Local Government Area.
- e) The planning proposal proposes increased Height of Buildings provisions to 15m for E1 Local Centre zone, without clear justification, which is inconsistent with the rest of the E1 zone in the Local Government Area.
- f) The planning proposal proposes Minimum Lot Size provisions of 300m² for R2 Low Density Residential and 200m² for General Residential which is inconsistent with similar zones in the North Richmond area.
- g) The Hawkesbury Local Government Area has enough housing capacity through Redbank Precinct, Vineyard Stage 1 Precinct, Glossodia, Pitt Town (remaining lots) and infill unconstrained sites opportunities to meet the previous and current housing targets.

BACKGROUND

1. DETAILED DESCRIPTION OF PROPOSAL

The planning proposal seeks to facilitate a development of 1,200 dwellings which will include:

- Medium Density -520 dwellings
- Low Density Residential – 540 dwellings
- Seniors Housing – 140 dwellings
- Of these, 20% are proposed as Affordable Housing – 240 dwellings.

The planning proposal anticipates delivering residential village encompassing a broad range of housing types and housing diversity, open space areas, creek line rehabilitation and protection, local retail centre, low scale eco-tourism hub and a community farm.

The planning proposal and supporting documentation are included as Attachments 1 to 15, noting that Appendices 3 and 4 are contained with the planning proposal document.

Supporting reports and documentation for the planning proposal includes:

- Urban Design Report
- Housing Diversity Report

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- Aboriginal Heritage Assessment
- Non-Aboriginal Heritage Assessment
- Detailed Evacuation Capability Assessment
- Preliminary Ecological Assessment
- Landscape Character Analysis
- Preliminary Site Investigation
- Residential Needs Assessment
- Servicing Strategy
- Transport Scoping Report
- Preliminary Bushfire Constraints Analysis.

2. SITE AND LOCALITY DESCRIPTION

The subject site consists of four lots located south of Grose Vale Road in Grose Wold, and encompasses a total of 119.44 hectares all under the same ownership:

- 1 Grose River Road (Lot 6 DP 703300)
- 35 Grose River Road (Lot 7 DP 703300)
- 61 Grose River Road (Lot 14 DP 703300)
- 63 Grose River Road (Lot 8 DP 703300).

The northern boundary of the subject site is primarily bordered by the existing St John of God private health facility, with that site having a small frontage of approximately 50m to Grose Vale Road. Grose River Road forms the western boundary of the subject site with the Hawkesbury River - Dyarubbin forming the eastern boundary. There are existing rural residential properties along the southern and south-western property boundary.

Opposite the subject site is the emerging Redbank development which consists of a mix of lots zoned R2 Low Density Residential, R3 Medium Density Residential and E1 Local Centre zones.

Access to the subject site is currently achieved via a vehicle entrance along the northern portion of the Grose River Road frontage. The current use of the subject site is for low scale cattle grazing. Previously the subject site was used for horse agistment, stabling and training. As a result, there are a range of horse stables, stabling yards and associated infrastructure across the subject site and an informal training track adjoining the Hawkesbury River. Figure 1 below shows the subject site.

The planning proposal anticipates delivering a residential village encompassing a broad range of housing types and housing diversity, open space areas, creek line rehabilitation and protection, local retail centre, low scale eco-tourism hub and a community farm.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

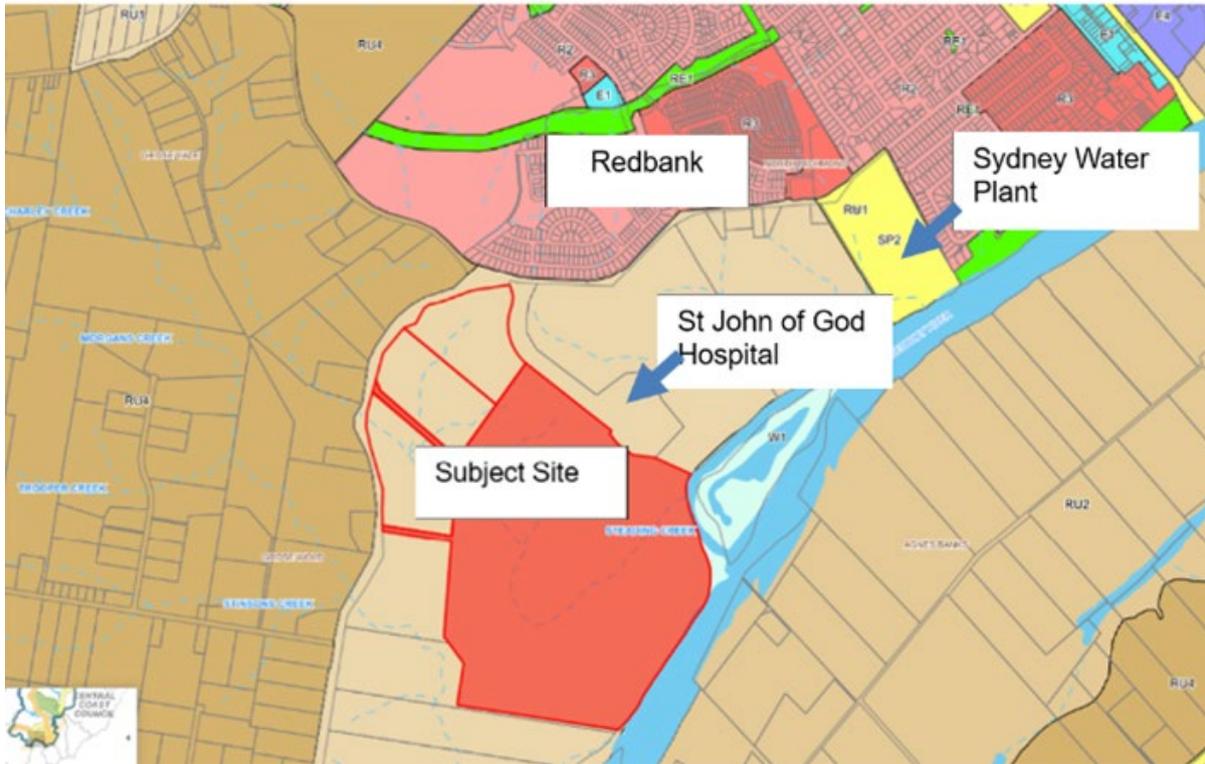


Figure 1: Subject Site

The planning proposal states that the development of the subject site will enhance biodiversity through the rehabilitation and revegetation of creek lines which will provide biodiversity connectivity for the Hawkesbury River – (Dyarubbin) to bushland areas to the west.

DISCUSSION

1. CURRENT HAWKESBURY LOCAL ENVIRONMENTAL PLAN 2012 PROVISIONS:

Provisions	Standard
Zone	RU1 Primary Production
Minimum Lot Size	10 Hectares
Height of Buildings	10 Metres
Biodiversity	Endangered Ecological Communities and Conservation Significant
Flood	Partially affected by 1 in 100 chance per year flood event
Heritage	Not affected but directly adjoins St John of God private health facility which is a locally listed heritage item.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

The subject site contains Endangered Ecological Communities and Conservation Significant biodiversity as shown in Figure 2 below.



Figure 2: Biodiversity Map

2. PROPOSED AMENDMENTS TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN 2012:

To facilitate a development of 1,200 dwellings lots, the planning proposal seeks to amend the Hawkesbury Local Environmental Plan 2012 as follows.

a) Amend Zoning Map

Rezone the current RU1 Primary Production zoned land to portions of:

- R2 Low Density Residential
- R1 General Residential
- R5 Large Lot Residential
- E1 Local Centre
- RE1 Public Recreation
- C2 Environmental Conservation
- SP3 Tourist.

The planning proposal retains the RU1 Primary Production zone over the proposed community farmland.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

It should be noted that currently, the Hawkesbury Local Environmental Plan 2012 does not include the SP3 Tourist zone. The objective of this zone is to provide a variety of tourist-oriented development and related uses. The NSW Department of Planning, Housing and Infrastructure Standard Instrument requires only two uses to be included in the SP3 Tourist zone as permissible with consent being 'Tourist and Visitor Accommodation' and 'Food and Drink Premises'.

Given the relatively small scale of land proposed to be rezoned to SP3 Tourist zone as part of this planning proposal, the introduction of a new zone over part of the subject site should be considered carefully in order to ensure that it is commensurate with the level of tourism related services proposed.

It should be noted that other areas within the Hawkesbury local government area have larger scale tourism related activities which are not currently supported by the SP3 Tourist zone. The planning proposal will need to adequately justify the introduction of the SP3 Tourist zone in consideration of the social, economic and environment benefits to the Hawkesbury local government area. Figure 3 below illustrates the proposed zoning map.

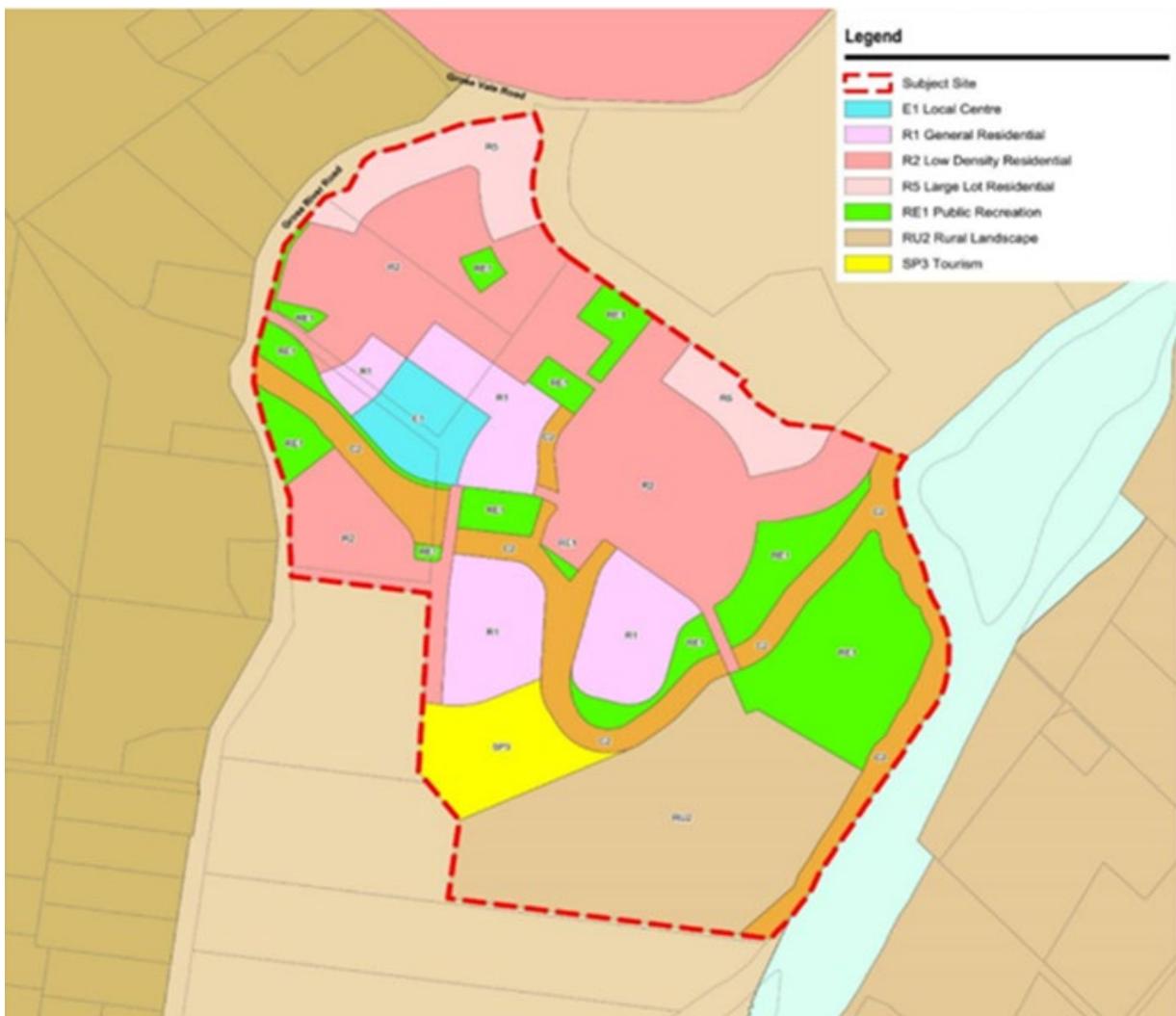


Figure 3: Proposed Zoning Map

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

b) Amend the Height of Buildings Map

Amend the Height of Buildings Map as follows:

- Retain the existing 10m building height for the R2 Low Density Residential and R1 General Residential zoned areas.
- 12m Maximum Building Height for R5 Large Lot Residential zoned areas (to accommodate split level construction and site topography).
- 15m Maximum Building Height for the E1 Local Centre and SP3 Tourist zoned land.
- Retain the existing 10m building height for the RE1 Public Recreation and C2 Environmental Conservation land.

It should be noted that currently the Hawkesbury Local Environmental Plan 2012, Height of Buildings provision for R2 Low Density Residential is 10m and R1 General Residential is 10m to 12m.

Figure 4 below illustrates the Proposed Height of Buildings Map.

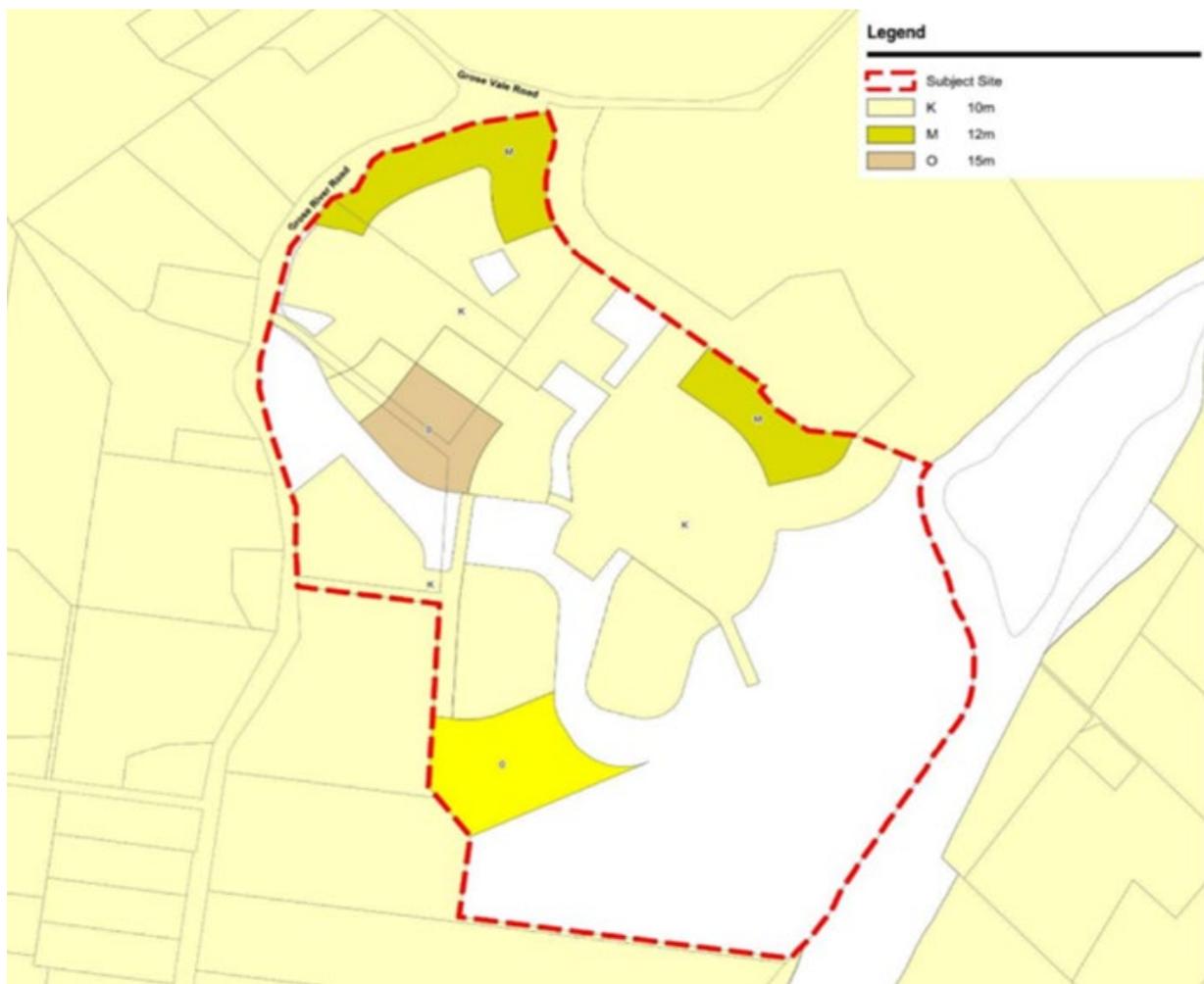


Figure 4: Proposed Height of Buildings Map

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

c) Amend Minimum Lot Size

Amend the Minimum Lot Size mapping follows:

- 300m² minimum lot size for the R2 Low Density Residential zoned areas.
- 200m² minimum lot size for R1 General Residential zoned Cluster Housing areas.
- 1,200m² minimum lot size for the R5 Large Lot Residential zoned areas.
- No Minimum lot size for the E1 Local Centre zoned land.
- Minimum Lot size mapping amendments for RE1 Public Recreation, C2 Environmental

For the most part, the proposed Minimum Lot Size for the R2 Low Density Residential and R1 General Residential is considered to be inconsistent with similar zoned lots in North Richmond. The closest comparison is the Redbank development where the Minimum Lot Size for R2 is 375m². The North Richmond area does not have any R1 General Residential zone, however, the closest is the R1 General Residential zone at Richmond, which has the Minimum Lot Size provision of 450m². The Minimum Lot Size provision for R5 Large Lot Residential zone is 1,500m². As part of the planning proposal process, there should be consideration of the consistency with the existing Hawkesbury Local Environmental Plan 2012 Lot Size provisions.

Figure 5 below illustrates the proposed Minimum Lot Size Map.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

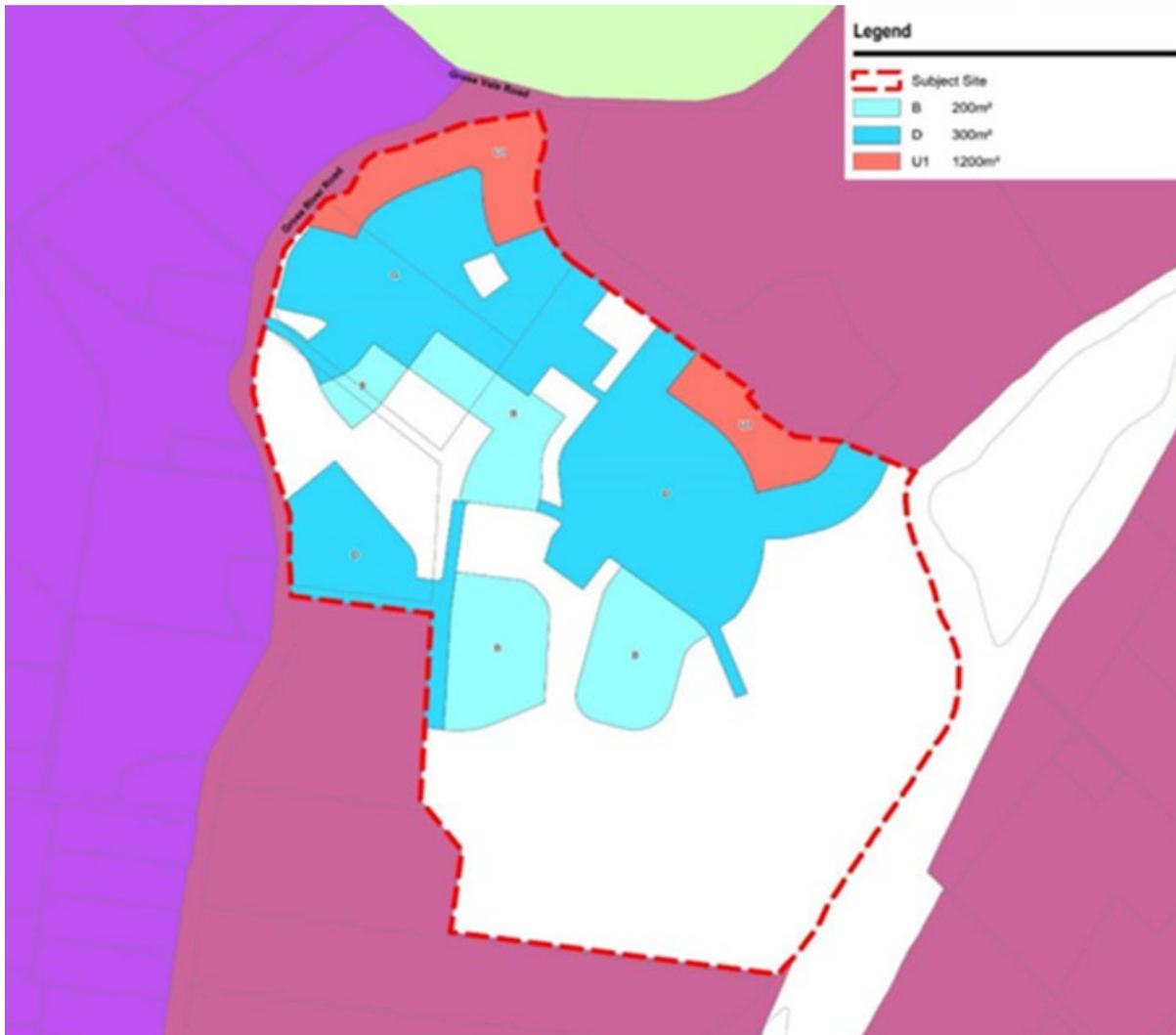


Figure 5: Proposed Minimum Lot Size Map

The planning proposal also seeks to amend the Hawkesbury Local Environmental Plan 2012 to:

- Amend the Biodiversity Mapping layer to reflect the detailed site investigations and master planning outcomes.
- Remove the land from the Minimum Lot Size for a Lot Averaging Subdivision map.

3. CONSIDERATION OF KEY ISSUES

a) Infrastructure Capacity:

The subject site does not currently have connection to sewer. The proposed development intends to connect to a recycled sewer through a private sewer provider. The proposed development also intends to connect to recycled water. Potable water servicing of the subject site can be achieved through connection to an existing Sydney Water main in Grose Vale Road or through the provision of new main from the reservoir which will have an expanded capacity beyond the proposed development.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

The proposed development would include distributed energy resources and maximize locally generated renewable energy. This will connect to approximately 500 lots, prior to the new feeder being delivered.

The proposed development can be easily connected to NBN to support the telecommunication infrastructure. However, it is also important to consider whether the local schools, medical, public transport services have the capacity to cater for the additional population influx.

Infrastructure delivery is anticipated through a detailed social infrastructure review which would likely become a Voluntary Planning Agreement to deliver the following:

- Dedication and delivery of open space areas,
- Delivery of local road upgrades where required,
- Potential for contribution to the planned Grose River Road Bridge, and
- Offsite social infrastructure as deemed necessary.

The planning proposal anticipates that the Richmond Bridge Duplication, Grose River Road and Grose Vale Road upgrades and the new Grose River Road Bridge will add value to the proposed development and ease the infrastructure pressure on the road network of the proposed development. However, there is no definitive indication of the potential delivery timeframe and outcome for this infrastructure to ascertain its impact on the planning proposal.

b) Hawkesbury-Nepean Valley Flood Evacuation Modelling:

As part of development of the Hawkesbury-Nepean Valley Flood Risk Management Strategy (Flood Strategy), the NSW Government developed a purpose-built flood evacuation model to provide a more detailed understanding of the evacuation road capacity during a flood event.

The modelling considered a range of flood events, from a 1 in 50 chance per year flood up to a 1 in 5,000 chance per year flood, with analysis focused on 2 major flood events - 1 in 500 chance per year (worst flood on record), and 1 in 1,000 chance per year (more probable with climate change and the flood event which cuts off the last major evacuation route for the flood islands).

The report presents the risk to life using two key metrics - the average annual people unable to evacuate within 12 hours, and the geographical distribution of the average annual people unable to evacuate across the valley, for a specific flood event.

The modelling also indicated that potential development in the Windsor and Richmond town centres forecast under the Hawkesbury Local Housing Strategy would increase the average annual people at risk by around 75%.

The planning proposal provides an Evacuation Assessment prepared by Water Technology (August 2023) with the following information:

- The site has over 15 hours of warning time for a flood that would require evacuation from the site.
- Development would not adversely impact on existing evacuation capabilities.
- The proposed development will be capable of timely self-evacuation and would not rely on emergency services to assist in the evacuation of occupants.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- The site has flood free access to the Colo High School evacuation centre, 15.7km away.

It should be noted that North Richmond is isolated during significant flood events due to the current Richmond Bridge being inundated during the early stages of flooding which cuts off all access to North Richmond from the east, leaving the area isolated (depending on ongoing access from the west - Bells Line of Road) until the water recedes, and the bridge reopens.

Part of the subject site is flood affected in 1 in a 100-year flood event as shown in Figure 6 below.

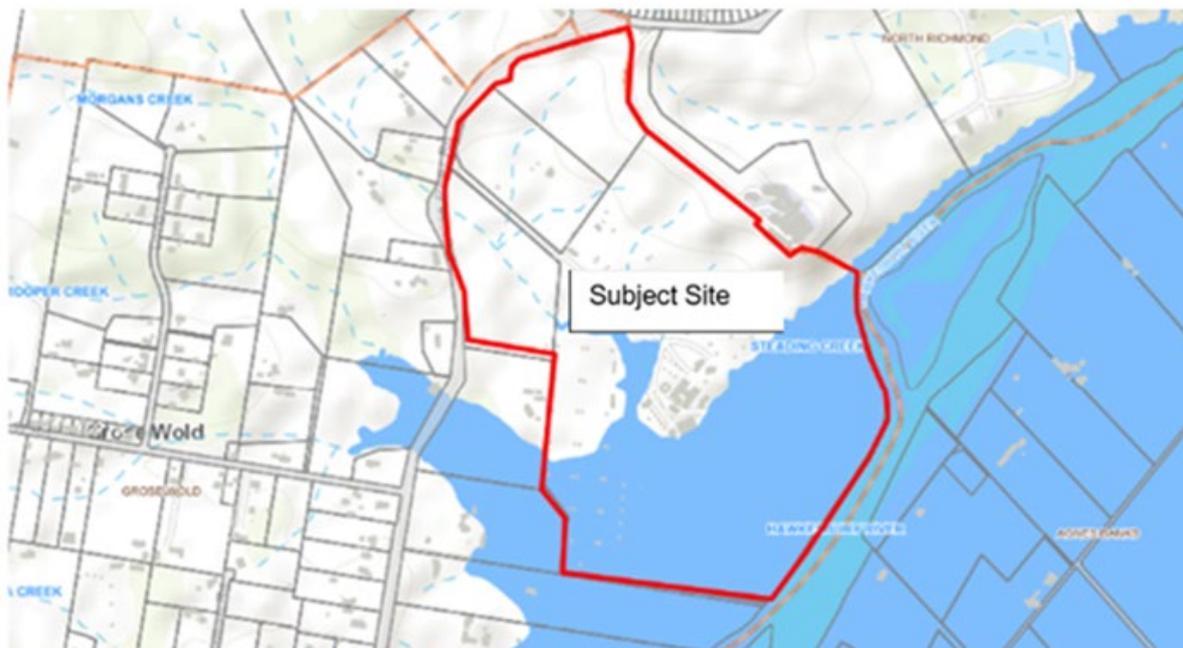


Figure 6: Flood impact in 1 in 100 -year chance event

c) Housing Supply and Affordability:

Housing Supply

Through the development of the Vineyard Stage 1 Precinct (North West Growth Area), in addition to the Redbank and Jacaranda developments, the Hawkesbury Local Government Area is delivering approximately 4,500 dwellings which meets and far exceeds the 5-year dwelling target for the Hawkesbury set by the Western City District Plan.

The Western City District Plan previously set a housing supply target for the Hawkesbury of 1,150 dwellings for 2016-2021. The target was considered to be easily achieved from Greenfield Development including:

1. Redbank Precinct – 1,400
2. Vineyard Stage 1 – 2,500
3. Glossodia – 580

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

A total of 4,480 dwelling yield is anticipated from the above developments. The released lots to date from Vineyard Stage 1 Precinct, Redbank and Glossodia can be considered to have met and exceeded the housing target set for 2016-2021.

Recently, the Department of Planning, Housing and Infrastructure has released a new housing target of 1,300 dwellings for 2024-2029. This target has cascaded from the National Housing Accord which includes an aspirational housing target of 1.2 million new well-located homes agreed by the Australian Government with the states and territories, local governments, institutional investors and the construction sector.

The NSW Government has committed to building 377,000 new homes across the state in the next 5 years to align with the National Housing Accord. Through the Greenfield Development previously listed, Council has exceeded the previous Housing Targets, and is anticipated to meet the revised targets for 2024-2029 as per Table 1.

Furthermore, in addition to the dwelling yield from the Redbank Precinct, Vineyard State 1 Precinct and Glossodia, there is additional capacity of 158 dwellings from the Pitt Town Development and additional dwellings capacity from in-fill development in Windsor, South Windsor, Richmond, North Richmond, and Hobartville under the current planning controls.

Table 1 below illustrates the housing supply target and capacity analysis.

Capacity	Total Precinct Yield (1,150)	Lots Released to Date (2016-21 Target: 1,150)	Remaining Lots (2024-2029 Target 1,300)	Comments
Vineyard Precinct Stage 1	2,500	575	1,925	Currently, 575 lots have been released. Approval has been given for 1,350 lots (inclusive of 575 lots released).
Redbank	1,400	1,000	400	Currently, 1000 dwellings are delivered, and 400 is in the pipeline through DA applications.
Glossodia	580	0	580	Planning Proposal has been notified to allow an additional 580 lots housing development in Glossodia
Total	4,480	1,575	2,905	

Housing capacity from Windsor, South Windsor, Richmond, North Richmond, and Hobartville.

The Hawkesbury Local Housing Strategy indicates that there is additional dwelling capacity under the current planning controls from unconstrained sites within Windsor, South Windsor, Richmond, North

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Richmond, and Hobartville. Table 2 below illustrates the additional dwelling capacity under two scenarios.

	Additional Dwelling Capacity Under Current Planning Controls in unconstrained sites.	Additional Dwelling Capacity Under a scenario where medium density is permissible in R2 zone in unconstrained sites.
Windsor	113 dwellings Over 91% would be medium density dwelling in R3 zone. 4 Residential flats in R1 zone. 6 detached dwellings in larger R2 lots.	148 dwellings – medium density
South Windsor	804 dwellings Over 73% would be medium density dwellings within R3 zones. 136 Residential flats in R1 lots. 80 detached dwellings in larger R2 lots.	1,609 dwellings
Richmond	558 dwellings. 83% would be medium density dwellings within R3 zones. 57 Residential flats in R1 zoned lots. 38 additional detached dwellings in larger R2 lots.	723 dwellings
North Richmond	683 dwellings – medium density 4 additional dwellings on R2 zoned lots.	731 dwellings
Hobartville	1,320 dwellings – medium density.	Where medium density is permissible on R2 zones, similar capacity (1,320) can be achieved.

It should be noted that the housing capacity in table 2 has considered constraints including flood affectation, heritage, multiple constraints, recreational zones, recent developments, special purpose zones and strata development. However, the analysis does not consider flood evacuation and other amenities such as public transport, school capacity and medical facilities to accommodate the additional population from these developments.

Given the above, it is evident that the Hawkesbury is meeting and exceeding its housing targets. There is no urgent need to rezone any additional land for additional housing supply. However, potential optimal sites can be identified through strategic analysis for future housing supply purposes. The planning proposal indicates that the Department of Planning, Housing, and Infrastructure dwelling projection for the Hawkesbury Local Government Area is 6,995 from 2016 to 2041 (NSW Common Planning Assumption Projections – Implied Dwelling Demand 2016-2041). Macroplan have

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

undertaken a Residential Needs Analysis (August 2023) which includes a detailed analysis of projected housing demand versus housing supply. The key findings of the Macroplan report are:

- There is a housing undersupply of over 2,200 dwellings in the Hawkesbury local government area,
- There are no developments identified within the Hawkesbury Local Housing Strategy that could deliver any of the 2,200 dwellings required,
- The 2,200-housing undersupply estimate may be understated should dwelling demand (i.e., take up rates) keep pace of new supply, as has been demonstrated since 2017, and
- Volume of new supply is projected to begin to diminish from around 2028.

Planning for further precincts within the North-West Growth Area has either been ceased or placed on hold by the NSW Government due to flooding impacts and evacuation capacity constraints. Further, the Vineyard Stage 2 precinct planning by the Department of Planning, Housing and Infrastructure is on hold due to the need to determine the associated Outer Sydney Orbital corridor. The Department of Planning, Housing and Infrastructure have since May 2017 been preparing a strategic land use framework for the Hawkesbury Nepean Valley, the details of which have not been received by Council. Consideration of potential undersupply of housing should be had based on this strategic land use framework, the Hawkesbury-Nepean Flood Evacuation Model (2023) and the NSW Governments response to the Flood Inquiry 2022.

Housing Affordability

It is proposed that the Belmont Park Estate will consist of housing at approximately half the price of other new housing options in the area. The proposed development intends to deliver 20% of the total dwellings as Affordable / Community Housing, providing significant public benefit to the broader community.

The type and delivery mechanism of Affordable Housing delivered on site will be refined and determined through consultation with local housing providers, agencies and State Government and Council, should rezoning of the land occur.

It is anticipated that the delivery / provision of Affordable Housing will be encompassed in a Voluntary Planning Agreement as part of any future rezoning. Affordable Housing delivered on site may include aged care housing, women's refuge housing, housing delivered in partnership with a local community housing provider and the like.

However, the planning proposal does not provide further clarity and certainty with detailed information on the delivery of affordable housing. It is also noted that aged care housing is a separate development under the Housing SEPP and women's refuge housing does not form part of affordable housing as it is a temporary accommodation that provides support to women and their children experiencing homelessness, domestic and family violence. Such development is mostly categorised under social housing and is managed by a community housing provider.

Should the planning proposal proceed, further details will be required through the planning proposal process to ascertain how the delivery of affordable housing will be encompassed in a Voluntary Planning Agreement as part of future rezoning. It is unclear whether the applicant is intending to dedicate the affordable housing to a community housing provider as part of the Voluntary Planning Agreement. If the intention is to dedicate the affordable housing to a community housing provider, an endorsed agreement between the two parties will support a final determination on the planning proposal.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

It should also be noted that preparation of an Affordable Housing Strategy and Contribution Scheme for Western Sydney has progressed through to draft stage in partnership with the Western Sydney Planning Partnership Office and other western Sydney councils. Hawkesbury City Council has resolved to place the draft Contribution Scheme on public exhibition but is awaiting other western Sydney councils' resolutions to also publicly exhibit the draft Contribution Scheme.

d) Metropolitan Rural Area:

The Hawkesbury local government area is classed as being Metropolitan Rural Area (except for the Vineyard Precinct in the Northwest Growth Area) under the Greater Sydney Region Plan, A Metropolis of Three Cities and the Western City District Plan. Objective 29 of the Sydney Region Plan states that land use in the Metropolitan Rural Area will be influenced by local demand to live and work in rural town or village. It also states that urban development is not consistent with the values of the Metropolitan Rural Area. It further states that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the urban area, including existing growth areas and urban investigation areas associated with the development of the Western Sydney Airport.

The planning proposal introduces urban zones (R1 General Residential and R2 Low Density Residential) in the Metropolitan Rural Area. No specific justification or details have been provided through the planning proposal to identify how the proposed development meets the local demand to live and work in the area.

The Greater Sydney Region Plan also states that rural-residential development is not an economic value of the district's rural areas and further rural-residential development is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. Given the planning proposal seeks to achieve 1,200 dwellings on the subject site, it is not considered to be limited growth of rural-residential development or the local centre (North Richmond).

Urban expansion or encroachment on rural areas, in particular, rural lands within the Greater Sydney Region Plan causing loss of agricultural land is not generally supported by the Department of Planning, Housing and Infrastructure and other relevant government agencies.

Currently, the NSW Department of Planning, Housing and Infrastructure is undertaking a review of the Greater Sydney Region Plan and the Western City District Plan. Meetings with the Department of Planning, Housing and Infrastructure have indicated that currently, it is not expected that there will be significant changes to the Greater Sydney Region Plan regarding the Metropolitan Rural Area objectives to enable development of rural land for urban purposes.

e) Consistency with the Greater Sydney Region Plan, Western City District Plan, Hawkesbury Local Strategic Planning Statement, Hawkesbury Local Housing Strategy and Hawkesbury Rural Lands Strategy:

Greater Sydney Region Plan and Western City District Plan

The planning proposal provides the following information to demonstrate its consistency with the Greater Sydney Region Plan:

- The proposal will allow for the delivery of housing which allows Hawkesbury Council to meet their dwelling targets and the broader District dwelling targets.
- The proposal will protect and revegetate creek line / riparian corridors providing enhanced biodiversity outcomes and bushland connections.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- The proposal will facilitate a range of land uses which also contribute to the regional economy and provides for local tourism and small-scale community agricultural uses.
- The proposal is consistent with the intent and principles of the Metropolitan Rural Area and will allow for delivery of housing as an extension of the existing urban area to satisfy local housing demand.

The planning proposal provides the following information to demonstrate its consistency with the Western City District Plan:

- Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities.
- Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- Planning Priority W6 Creating and renewing great places and local centres and respecting the district's heritage.
- Planning Priority W14 Protecting and enhancing bushland and biodiversity.
- Planning Priority W19 Reducing carbon emissions and managing energy, water and waste efficiently.

Both the Greater Sydney Region Plan and Western City District Plan aim to achieve the planned housing supply targets only within urban areas.

The subject site is not identified as an urban investigation or potential area for residential development in the Hawkesbury Local Housing Strategy or any other State or Council's strategy/policy. Further the Western City District Plan states that urban development in the Metropolitan Rural Area will only be considered in the urban investigation areas identified in the Greater Sydney Region Plan.

Both Plans support and target an urban form and local mixed-use places and neighbourhoods that provide better access to local retailers of fresh food, together with opportunities for people to participate in arts, recreation and cultural activities and promote healthy, creative, culturally rich and socially connected communities.

The planning proposal provides land for public open space purposes, retention of riparian corridors and agricultural land and remnant vegetation and deliver local bushland corridor links from bushland areas to the west through the Hawkesbury River - Dyarubbin, reducing of carbon emissions and managing energy, water and waste efficiently are consistent with these two Plans.

Hawkesbury Local Strategic Planning Statement:

The planning proposal provides the following information to demonstrate its consistency with the Hawkesbury Local Strategic Planning Statement:

The site is not considered prime agricultural land and borders the existing urban edge of North Richmond. Support for this proposal is consistent with the Hawkesbury Local Strategic Planning Statement in that it will reduce / alleviate existing land use conflict with rural land directly adjoining a sensitive medical related land use on the eastern property boundary.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- The proposal will allow for the delivery of housing which allows Hawkesbury Council to meet the dwelling targets and the broader District dwelling targets.
- The proposal is consistent with the housing strategy as it would deliver a diverse range of housing in an area that would be classified as a new urban release area, with development located on flood free land.
- The site is not considered prime agricultural land and borders the existing urban edge of North Richmond. Support for this proposal is consistent with the LSPS in that it will reduce / alleviate existing land use conflict with rural land directly adjoining a sensitive medical related land use on the eastern property boundary.

The Hawkesbury Local Strategic Planning Statement states that planning for future residential uses in the Hawkesbury Local Government Area needs to consider how the local government area itself, and the wider district and region, is expected to grow and change over the next few decades. This requires Council to work within the strategic planning direction set by the NSW Government, and the Greater Cities Commission for:

- Greater Sydney in the Greater Sydney Region Plan
- A Metropolis of Three Cities including the Western Parkland City
- The Western City District, of which the Hawkesbury is a part.

The Western City District Plan does not support or encourage any urban expansion to rural areas to support urban housing other than limited growth in support of local centres. Given this, the planning proposal is not considered to be consistent with the Hawkesbury Local Strategic Planning Statement.

Hawkesbury Local Housing Strategy and Hawkesbury Rural Lands Strategy:

The planning proposal provides the following information to demonstrate that it is consistent with the Hawkesbury Local Housing Strategy:

- The Belmont Park project is able to deliver over 1,200 dwellings with a wide variety of housing types and housing diversity embodied as a key principle in the project.
- The project is able to significantly contribute to the projected housing shortfall across the Local Government Area with housing shortages worsening from 2028 onwards.
- The proposal is able to form part of a measured approach to achieving housing targets, which is consistent with the Rural Land Strategy through providing housing as an extension of the existing North Richmond Settlement.
- The proposal is able to deliver 55% of the dwellings as medium density, multi dwelling and seniors housing, significantly contributing to enhancing housing diversity in the Local Government Area.
- The proposal is consistent with the intent housing strategy as it would deliver a diverse range of housing in an area that would be classified as a new urban release area, with development located on flood free land. The proposal will allow Hawkesbury Council to meet its required housing delivery targets as outlined in the Housing Strategy.

The Hawkesbury Local Housing Strategy states that:

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Section 4.0 Constraints and Opportunities of the Hawkesbury Local Housing Strategy identifies the Metropolitan Rural Area is one of the constraints in the provision of housing in the Hawkesbury Local Government Area, and the subject site which is zoned as RU1 Primary Production is not currently identified as a potential investigation area for urban residential purposes or possible expansion to the existing North Richmond Release Area (Redbank Development).

The planning proposal argues that Belmont Park Estate is not subject to any Exclusionary Criteria identified in the Hawkesbury Rural Lands Strategy, and the land holding is considered appropriate for natural expansion of the North Richmond settlement under the Rural Land Strategy, noting that the land directly adjoins the existing urban edge.

Additionally, the planning proposal provides the following response:

- The Hawkesbury-Nepean Flood Evacuation Model (2023) determined that potential development in the Windsor and Richmond town centres forecast under the Hawkesbury Local Housing Strategy would increase the average annual people at risk by around 75%.

As such there is shortfall of at least 3,600 dwellings in the Hawkesbury Local Government Area based on the adopted Local Housing Strategy identifying increased density and diversity housing in flood prone areas between 2021 and 2041.

- The Macroplan Housing Supply report prepared with this submission determined that there is a housing undersupply of over 2200 dwellings in the Hawkesbury Local Government Area and that there are no developments identified within the LHS that could deliver any of the 2,200 dwellings required.
- There is a growing demand and requirement for increased housing diversity across the Local Government Area which is not provided for in the current planning controls and can no longer be delivered in existing flood prone Town centres.

The Hawkesbury-Nepean Flood Evacuation Model (2023) does not make any suggestions to rezone land outside the Strategic Centre to address any Hawkesbury housing shortfall due to flood risks in Richmond-Windsor Strategic Centre.

Further, Council has not been advised by the Department of Planning, Housing and Infrastructure of this shortfall referred to in the planning proposal nor requested to address this subsequent shortfall. It is expected that the Department of Planning, Housing and Infrastructure will consider the findings of the Hawkesbury-Nepean Flood Evacuation Model (2023) and other natural constraints in the Hawkesbury Local Government Area to determine and advise Council of a revised housing target.

4. HAWKESBURY LOCAL PLANNING PANEL ADVICE:

The Hawkesbury Local Planning Panel met on 18 April 2024 to consider the provision of advice to Council on the planning proposal, which included a site inspection of the subject site. The Panel received a presentation from the applicant in respect of the planning proposal, and a copy of that presentation is included as Attachment 16. The provision of advice on planning proposals by local planning panels is a requirement of Ministerial Directions.

Having considered the planning proposal and supporting documentation, the following advice was provided by the Hawkesbury Local Planning Panel:

The Hawkesbury Local Planning Panel provides the following advice on planning proposal (LEP001/24) at 1, 35, 61 and 63 Grose River Road, Grose Wold to rezone the subject site to facilitate a development that would yield 1,200 dwellings:

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

1. *Prematurity of Proposal: The Planning Proposal is considered premature pending necessary strategic evaluation at a district and regional level concerning whether further housing development is to occur in North Richmond, particularly in light of flood-related isolation risks.*
2. *Strategic Alignment: The Planning Proposal is inconsistent with both the Metropolitan Rural Area (MRA) and the Regional and Local Strategic Planning Frameworks. The proposal should be deferred until the Department of Planning issues the updated Greater Sydney Region Planning Framework, the Western Sydney District Plan review, and the Hawkesbury Valley Planning Framework. Currently, the proposal does not satisfy the strategic merits test.*
3. *Local and Site-Specific Strategic Issues: Subject to satisfactory resolution of the above, there are additional local and site-specific strategic issues to address. Should regional support for further development in North Richmond materialise, a strategic analysis of the North Richmond catchment is necessary to identify optimal sites for residential development. Council officers suggest that other sites may be suitable, particularly a diverse range of housing types, which would be ideally situated closer to the North Richmond town centre.*
4. *Community Impact During Flooding: Concerns remain about the impact on the community during flood events, particularly the isolation caused by the vulnerability of major access routes and the inadequate provision of community and medical services west of the Hawkesbury River.*
5. *Detail and Certainty Concerns: The Panel is also of the view that the Planning Proposal lacks the required detail regarding various elements including:*
 - a) *Proposed tourist zone*
 - b) *The Voluntary Planning Agreement (VPA)*
 - c) *The farm area*
 - d) *Heritage items preservation*
 - e) *Open space provisions*
 - f) *Infrastructure and servicing in particular wastewater*
 - g) *Affordable housing provision*
 - h) *Seniors housing provision*
 - i) *Compliance with Section 9.1 Directions*
 - j) *Need and impact of the commercial zone on existing centres*
 - k) *Regional evacuation strategies during floods*
 - l) *Consistency with potential Aboriginal heritage sites and lack of a design with country framework in the Masterplan process*

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- m) *Proposed lot sizes and building heights*
 - n) *Interface with adjoining areas*
 - o) *Biodiversity assessment*
 - p) *Absence of a social impact assessment, including community consultation*
 - q) *The thoroughness of the housing needs analysis, particularly the assertion of a shortfall of 2,200 dwellings*
 - r) *Alignment with recent government flood policy.*
6. *Process Concerns: The proposal process was incomplete as it did not progress through the scoping stage, and consequently there has been no feedback from government agencies.*
7. *Concept Evaluation: In principle, the panel acknowledges the commendable aspects of the master plan, which demonstrates innovation in creating community, promoting sustainable development, and enhancing housing diversity.*

As required by Ministerial Direction, the advice of the Hawkesbury Local Planning Panel has been included in this report to consider whether or not to submit the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

It is noted that the advice provided by the Hawkesbury Local Planning Panel is consistent with the Officer's report in respect of the strategic merit test considerations.

5. CONCLUSION

The planning proposal is not consistent with the NSW Greater Sydney Region Plan, Western City District Plan, Hawkesbury Local Housing Strategy, and the Hawkesbury Local Strategic Planning Statement. The planning proposal seeks to introduce a SP3 Tourist zone and alter Height of Building and Minimum Lot Size provisions within the Hawkesbury LEP 2012 with no justification of its social, economic, and environmental impact on the similar zones and on the Local Government Area holistically.

The planning proposal is inconsistent with the Metropolitan Rural Area context and does not address the impact of flooding on the subject and surrounding community in relation to evacuation and in prolonged isolation scenario.

Hawkesbury Local Government Area currently meets and exceeds its previous and current housing targets, therefore, there is no urgent need for any rezoning to create housing capacity. However, optimal potential sites can be investigated for future housing supply in the Local Government Area.

Given this and the provided advice from the Hawkesbury Local Planning Panel, Council Officers will recommend that the Planning Proposal be rejected.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

COMMUNITY ENGAGEMENT

Should the planning proposal proceed, it will be exhibited as per the Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979. Any further community engagement will be in accordance with the Gateway Determination conditions.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is considered to be inconsistent with the Long Term Objectives set out within the CSP.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

Planning Decision

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

ATTACHMENTS

AT - 1 Belmont Park Estate Planning Proposal (Appendices 3 and 4 included within this attachment) - *(Distributed under separate cover)*.

AT - 2 Concept Plan.

AT - 3 Appendix 1 Urban Design Report - *(Distributed under separate cover)*.

AT - 4 Appendix 2 Housing Diversity Report - *(Distributed under separate cover)*.

AT - 5 Appendix 5 Aboriginal Heritage Due Diligence Assessment - *(Distributed under separate cover)*.

AT - 6 Appendix 6 Non-Aboriginal Heritage Constraints - *(Distributed under separate cover)*.

AT - 7 Detailed Evacuation Capability Assessment - *(Distributed under separate cover)*.

AT - 8 Preliminary Ecological Assessment - *(Distributed under separate cover)*.

AT - 9 Landscape Character Analysis - *(Distributed under separate cover)*.

AT - 10 Preliminary Site Investigation - *(Distributed under separate cover)*.

AT - 11 Recycled Sewer with letter of support

AT - 12 Residential Needs Assessment - *(Distributed under separate cover)*.

AT - 13 Servicing Strategy - *(Distributed under separate cover)*.

AT - 14 Transport Scoping Report - *(Distributed under separate cover)*.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

AT - 15 Preliminary Bushfire Constraints Analysis - *(Distributed under separate cover)*.

AT - 16 Copy of Presentation provided to Hawkesbury Local Planning Panel Meeting (18 April 2024) - *(Distributed under separate cover)*.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Attachment 2 - Concept Plan



 **Masterplan**
 35 Grose River Rd,
 Grose Wald
 Client:




 0 75 150m
 scale:
 1:4000 @ A2

plan:
 071.NR.007
 date:
 12/01/2023
 aerial:
 April 2021
 revision:
 02
 proj:
 MGA94-56
 drawn:
 BR


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ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Attachment 11 - Recycled Sewer with letter of support



16 May 2023

Mr Eugene Kavanagh
Managing Director
Golden Vale Projects Pty Limited
c/- matthew@seedprojects.com.au

**Re: Belmont Park Estate: Grose River Rd, Grose Wold:
Utility Servicing Solution**

We note recent discussions between our offices in relation to Golden Vale Projects ('GVP') proposed development of approx. 1,200 residential dwellings and associated facilities at Grose River Rd, Grose Wold (the 'Project'). We note that GVP seeks Altogether's support on essential utility servicing as an integral component of the rezoning process.

Altogether considers that delivery of a fully integrated servicing solution for the Project is viable, inclusive of onsite wastewater treatment, high quality recycled water distribution, drinking water, energy and data/telco facilities. From our initial review of the Project masterplan, we are of the view this can be delivered from a utility plot of no greater than 1 hectare (flood free), and could offer potential benefits if integrated with the proposed Community Farm.

Whilst we would usually require payment of fees to facilitate an initial servicing proposal, we are mindful of the early stage in GVP's rezoning process. We are therefore happy to assist on a relatively informal basis until such time as confirmation of servicing capability and associated commercial terms is required.

We wish you every success with the Project.

Kind regards



David Whitting
Head of Growth

 [0439 635 415](tel:0439635415)

 dwhitting@altogethergroup.com.au

 altogethergroup.com.au

 [Level 1, 73 Miller Street, North Sydney, NSW 2060](#)

 [Altogether Group](#)

Call 1300 803 803
contact@altogethergroup.com.au
ABN 28 136 272 298

Level 1
73 Miller Street
North Sydney NSW 2060 Australia

altogethergroup.com.au

oooO END OF REPORT Oooo

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

10.1.2. CP - Planning Proposal LEP002/23 - Reclassification of 1905 and 1913 Bells Line of Road, Kurrajong Heights - Post Exhibition and Hearing Report (124414)

Previous Item: 4.1.3, Ordinary (14 February 2023)

Directorate: City Planning

PLANNING PROPOSAL INFORMATION

Application Number:	LEP002/23
Property Address:	1905 and 1913 Bells Line of Road, Kurrajong Heights (Lot 2 and 3 DP 582878)
Applicant:	Hawkesbury City Council
Owner:	Hawkesbury City Council
Current Minimum Lot Size:	40 ha
Current Zone:	RU2 Rural Landscape SP2 Infrastructure (Classified Road)
Site Area:	5,441 m ²

Key Issues:	Regularisation of the use of Tutti Fruitti Café.
	Transport for NSW Bells Line of Road Upgrade.

PURPOSE OF THE REPORT

The purpose of this report is to present the outcomes of the public agency consultation, public exhibition and an independently held public hearing undertaken for Planning Proposal LEP002/23, which seeks reclassification of 1905 and 1913 Bells Line of Road, Kurrajong Heights from 'community' land to 'operational' land.

EXECUTIVE SUMMARY

Planning Proposal LEP002/23 has been prepared by Council to reclassify 1905 and 1913 Bells Line of Road, Kurrajong Heights from 'community' land to 'operational' land by including the subject site in Schedule 4 of the Hawkesbury Local Environmental Plan 2012.

The site is Council owned land at the frontage of the Tutti Fruitti Café. The purpose of the reclassification is to assist in the regularisation of the use of the site for the purpose of a commercial food and drinks premises. The discussion section of this report details the legislative background and implications of the reclassification of land.

As the Planning Proposal seeks the reclassification of Council owned land, the Department of Planning and Environment (now Department of Planning Housing and Infrastructure) have not authorised Council to be the plan making authority for the Planning Proposal, and as such the Minister for Planning (or delegate) is the responsible plan making authority.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Accordingly, Council is required to resolve whether to support the Planning Proposal, before forwarding to the Department of Planning, Housing and Infrastructure to make the final determination.

This report outlines the steps undertaken in terms of the Planning Proposal and provides an assessment of the outcomes of the public agency consultation, public exhibition, and the public hearing associated with the Planning Proposal. Following assessment of the outcomes of the consultation period and based on previous advice from the Hawkesbury Local Planning Panel, it is recommended that Council proceed with the making of the amendment to the Hawkesbury Local Environmental Plan 2012.

RECOMMENDATION

That Council:

1. Note the outcome of public agency consultation, public exhibition and the public hearing associated with Planning Proposal LEP002/23, Reclassification of 1905 and 1913 Bells Line of Road, Kurrajong Heights.
2. Support the making of the Local Environmental Plan (LEP002/23) to reclassify 1905 and 1913 Bells Line of Road, Kurrajong Heights (Lot 2 and 3 DP 582878) from Community Land to Operational Land.
3. Note that the Planning Proposal LEP002/23 and supporting information will be forwarded to the Department of Planning, Housing and Infrastructure for a final determination.

BACKGROUND

The subject site, Lot 2 and 3 DP 582878 was created in 1976 with the intention to be used for future road purposes under the Main Roads Act Section 27E (6) Registered Dealing L758309. These lots were subsequently transferred to Council in 1983.

In 2010 advice was received from the then Roads and Traffic Authority that there was no immediate intention to acquire the land for road widening. As a result, the owners of the adjacent property at Number 1917 Bells Line of Road, on which the Tutti Fruitti Café is situated, expressed interest in purchasing the subject site.

In 2008, a development application was received for the Tutti Fruitti Café, seeking to regularise the use. This development application was unable to proceed due to unresolved access rights across the Council-owned land, the subject site of the Planning Proposal. The application was ultimately withdrawn in 2021 as the structures that the application was seeking to regularise were destroyed in the bushfires of 2019-2020.

In response to the property being impacted by the bushfires, No.1917 Bells Line of Road now benefits from *Clause 6.14 - Temporary use of structures for "Tutti Fruitti Café" on certain land at Kurrajong Heights* of the Hawkesbury Local Environmental Plan 2012. The Clause permits the installation of temporary structures to be used for the café as exempt development, on the condition that these structures are removed two (2) years after installation. These structures were installed on 2 December 2020 and were due to be removed by 2 December 2022.

A Pre-lodgement meeting was held in July 2021, where the owners of Tutti Fruitti Café presented their intention to construct a permanent structure for use as the Café. The advice from that meeting was

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

that the development will be required to be located entirely within the Lot 1 DP 582878 and the owner's intention to use Lot 2 DP 582878 for parking and access would be dependent on the reclassification of the land to 'Operational Land' and subsequent dealing in the land.

Despite the current classification of the subject site as 'Community Land', Council has no intention to use the subject site for public or community purposes.

The Planning Proposal is included as Attachment 1 to this report.

DISCUSSION

Reclassification of Land

The *Local Government Act 1993* requires that all Council-owned land be classified as either 'Community' or 'Operational' land.

Under the provisions of the *Local Government Act 1993*, Community Land cannot be sold, exchanged or otherwise disposed. Once the land is reclassified to Operational, it will no longer be protected under the *Local Government Act 1993* from potential future sale or development. The change in classification from Community to Operational land will remove this restriction and allow Council to deal in the land on a commercial basis. This may include development, leasing or disposal. The reclassification does not commit Council to the sale or development of the land, nor does it remove the land from Council's ownership or prevent the current use of the land from continuing.

The reclassification of Council land must be undertaken in accordance with the *Local Government Act 1993* and *Environmental Planning and Assessment Act 1979*. The mechanism to reclassify land by way of a Planning Proposal is to amend Schedule 4 of the Hawkesbury Local Environmental Plan 2012. An independently facilitated public hearing is required to be held as part of the community consultation process for any planning proposal seeking to reclassify land from 'Community' to 'Operational'. The decision to sell or lease the land will be subject to further negotiations and future resolutions of Council.

Progression of Planning Proposal

The Planning Proposal was considered at the Hawkesbury Local Planning Panel on 19 January 2023, where the Panel provided the following advice to Council:

The Planning Panel supports the Planning Proposal to initiate the process of reclassification of the subject site, for the following reasons:

- 1. The Planning Proposal has strategic and site specific merit for the reasons outlined in the Council officers' report.*
- 2. The Panel notes the history relating to the site, which included previous attempts to obtain development approval that were prevented by land ownership issues and relied upon the presence of existing structures that were subsequently destroyed in the 2019/20 bush fires.*
- 3. Reclassification is the first step in the process to allow future dealings with the land that may assist in resolving these ongoing land management and development issues (noting however, that it is not within the remit of the Panel to make any comment on the nature or outcome of any such future dealings).*
- 4. The Planning Proposal process should be undertaken in accordance with the requirements of Planning Circular PN16-001 and the relevant Departmental Guidelines with respect to classification and reclassification.*

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

5. *The Panel acknowledged the advice of Council officers at the meeting that Council was not seeking its advice on Clause 6.14 of the Hawkesbury LEP.*

Following this advice, the Planning Proposal was reported to Council at the Ordinary Meeting on 14 February 2023. Following consideration of the Planning Proposal and Hawkesbury Local Planning Panel advice, Council resolved:

That:

1. *Based on assessment of the Planning Proposal for 1905 and 1913 Bells Line of Road, Kurrajong Heights, and the advice of the Hawkesbury Local Planning panel, Council supports this Planning Proposal*
2. *Council forward the Planning Proposal to the Department of Planning and Environment for a Gateway Determination.*

On 19 July 2023, Council received the Gateway Determination for the Planning Proposal, as included as Attachment 2. The Gateway Determination permitted the Planning Proposal to proceed, subject to minor amendments in respect to the identification of the land for potential road widening purposes by Transport for NSW.

The Gateway Determination included the requirements of the public agency consultation and public exhibition under section 3.32(2) of the *Environmental Planning and Assessment Act 1979*, requiring consultation with Transport for NSW and NSW Rural Fire Service.

The assessment against the outcomes of the public agency consultation, and public exhibition is included in this report. Additionally, as the Planning Proposal involves the reclassification of public land, a public hearing was required to be undertaken in accordance with Section 29 of the *Local Government Act 1993*.

As the Planning Proposal deals with Council owned land, Council was not authorised to be the plan making authority for the Planning Proposal. The outcomes and assessment of the state agency consultation and community engagement is provided in the following section of this report.

The Gateway Determination also provided the timeframe for the making of the amendment to the Hawkesbury Local Environmental Plan 2012, requiring the Planning Proposal to be completed by 18 April 2024. The finalisation date of the Gateway Determination was extended to 30 August 2024 to enable the public hearing to occur.

The outcomes of the public agency consultation, public exhibition and the public hearing is provided later in this report.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

The timeline below outlines the stages associated with the Planning Proposal.



COMMUNITY ENGAGEMENT

As required by the Gateway Determination and relevant statutory requirements, consultation on the Planning Proposal was undertaken with relevant government agencies and the community.

Government Agency Consultation

In accordance with Section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979* and the Gateway Determination, consultation was undertaken with Transport for NSW and NSW Rural Fire Service. It is noted that these agencies are not concurrence authorities for the Planning Proposal, and as such their responses are for advice only in relation to their agency's specific remit and interest. The advice received from public agencies are included as Attachments 3 and 4.

NSW Rural Fire Service

NSW Rural Fire Service provided a submission to the Planning Proposal on 22 August 2023, raising no objection subject to any subsequent development complying with *Planning for Bush Fire Protections 2019*. No development is proposed with this Planning Proposal, however consideration will be made in respect to bushfire risk at the lodgement of a possible future development application. NSW Rural Fire Service has acknowledged in their submission that the subject site allows for certain developments which require a large asset protection zone, which may be difficult to accommodate with the size of the land.

Transport for NSW

Transport for NSW provided a submission to the Planning Proposal on 21 August 2023, providing comment without a position of support nor objection. The response was to reiterate advice made to the Department of Planning and Environment on 22 May 2023 during the Gateway Assessment process. The submission identified that the front portion of the subject site is reserved for future road widening purposes, which the Federal Government has committed \$100 million to provide safety upgrades along Bells Line of Road. The location of this work is yet to be determined, however there is potential for the reserved land within the subject site to be required to carry out the road safety improvements.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Further to this, it is noted that any subsequent development is not to impact the ability to carry out necessary potential road upgrades.

As the purpose of the Planning Proposal is to regularise the use of the food and drinks premises (Tutti Fruitti Café) a future development application for the construction and use of the land including the adjacent No.1917 Bells Line of Road is expected.

Whilst restaurants and cafés are a permitted use on RU2 Rural Landscape zoned land, they are not however permitted on SP2 zoned land. Should Council sell or lease all or part of the subject site to the owners of 1917 Bells Line of Road, the future permanent premises including the structure, outdoor dining space, parking and vehicular manoeuvring space is required to be located entirely within the privately owned RU2 land. Only access driveways would be permitted over SP2 zoned land. Additionally, a 6 metre setback of all development from the SP2 zoned land is required to maintain the integrity of the zoned road corridor.

In line with information contained within the pre-lodgement advice provided in 2021, it is understood that it is intended that the future structure would be located entirely within No.1917 Bells Line of Road, and access and parking will be located on the subject site proposed to be reclassified. Regardless of the nature of a future development application, due consideration will be made to ensure any future development does not impact the integrity of the identified land for road widening.

Public Exhibition

In accordance with Section 3.34(2)(c) of the *Environmental Planning and Assessment Act 1979* and the Gateway Determination, public exhibition of the Planning Proposal was undertaken. The Planning Proposal was exhibited from 4 October 2023 to 1 November 2023, with letters sent to neighbouring properties at the commencement of the exhibition period. The Planning Proposal and supporting documentation available to view online on Hawkesbury Your Say, and a copy available to view at Council's Administration Building during the exhibition period.

Council received no submissions with respect to the Planning Proposal during the exhibition period.

Public Hearing

As required under Section 29 of the *Local Government Act 1993*, an independently chaired public hearing was held on 1 May 2024 by Locale Consulting to assess the public's position in respect to the reclassification of the subject site. The public hearing report prepared by the independent chair is included at Attachment 5 which contains the outcomes from the hearing.

The Public Hearing had four attendees, one of whom also registered to make a verbal submission and provided a written submission to the Independent Chair in relation to the Planning Proposal which is included in the Public Hearing report. The submission is not in opposition of the Planning Proposal, though requests consideration and consultation with the owner of Number 1897 Bells Line of Road, Kurrajong Heights in respect to the future use and operation of the land.

The Independent Public Hearing Report finds, in consideration of the submission that *'the public hearing and public exhibition process have revealed no reason as to why the reclassification should not proceed'*

Specifically, the Public Hearing Report notes that the Planning Proposal states the following.

'It is not assumed that 1917 Bells Line of Road will hold exclusive interest in either purchasing or leasing the land, with the adjacent 1897 Bells Line of Road also potentially expressing interest in obtaining a portion of the land. The nature of the dealing of the two properties will be subject to Council consideration after finalising the Planning Proposal.'

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

The proposed reclassification of land in itself does not impact the operation or use of either 1917 or 1897 Bells Line of Road. Should the Planning Proposal be finalised, Council will engage with both properties owners in making a decision on the management and dealings of the land. With the subject site being two separate titled parcels of land of approximately equal size, flexibility is provided in negotiating with both property owners and in dealing with the land.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Great Place to Live

1.6 Provide the right places and spaces to serve our community.

Strong Economy

3.2 Increase the range of local industry opportunities and provide effective support to continue growth.

3.3 Promote our community as the place to visit, work and invest.

Reliable Council

4.1 Provide representative, responsive and accountable governance.

4.2 Encourage an informed community.

4.4 Build strong relationships and shared responsibilities.

4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

However, should the Planning Proposal be finalised, the financial implication of the dealing and management of the land will be considered in a future report when seeking a Council Resolution for determining how the Operational Land is to be managed or exchanged.

Planning Decision

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

ATTACHMENTS

AT - 1 Planning Proposal LEP002/23 - (*Distributed under separate cover*).

AT - 2 Gateway Determination

AT - 3 NSW Rural Fire Service Advice

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

AT - 4 Transport for NSW Advice

AT - 5 Public Hearing Report - (*Distributed under separate cover*).

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Attachment 2 - Gateway Determination



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2023-545): *Reclassification of land from 'community' land to 'operational' land at 1905 and 1913 Bells Line of Road, Kurrajong Heights.*

I, the Director, Agile Planning at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Hawkesbury Local Environmental Plan 2012* to reclassify the land from 'community' to 'operational' land at 1905 and 1913 Bells Line of Road, Kurrajong Heights should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) clarify that the proposal will not impact on the integrity of the existing road widening affectation for future road purposes;
 - (b) note that TfNSW has indicated that the land may be required for future road widening purposes; and
 - (c) reflect the timelines included in this determination in the Proposal Timeline.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).
 - (c) the planning proposal is to be exhibited with a copy of the Department's LEP Practice Note PN 16-001 *Classification and reclassification of public land through a local environmental plan*.
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - Transport for NSW; and
 - NSW Rural Fire Service.Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

5. A public hearing is required to be held in accordance with Section 29 of the *Local Government Act 1993* and the Practice Note PN 16-001.
6. Council is not authorised to be the local plan-making authority.
7. The LEP should be completed 9 months from the date of the Gateway determination

Dated 18 July 2023.



Louise McMahon
Director, Agile Planning
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces

PP-2023-545 (IRF23/1849)

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Attachment 3 - NSW Rural Fire Service Advice



NSW RURAL FIRE SERVICE

Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Your reference: Ref-2348 (PP-2023-545)
Our reference: SPI20230808000099

ATTENTION: Lachlan Mackenzie

Date: Tuesday 22 August 2023

Dear Sir/Madam,

Strategic Planning Instrument
LEP Amendment – Planning Proposal

Reclassify the subject site from Community land to Operational land

I refer to your correspondence dated 07/08/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Based on the review of the information provided no specific objections in relation to the proposed amendment to the *Hawkesbury Local Environmental Plan 2012* are raised, subject to compliance of subsequent development on the site with relevant sections of *Planning for Bush Fire Protections 2019*.

It should be noted that the current zoning of the site allows for some Special Fire Protection Purpose (SFPP) developments which require substantially large Asset Protection Zones (APZ) in accordance with table A1.12.1 of *PBP 2019*. The subject site is restricted (in size) to accommodate the required separation distances to achieve 10kW/sqm in accordance with table 6.8a of *PBP 2019*. Where any SFPP development is proposed on bush fire prone lands, compliance with Chapter 6 of *PBP 2019* must be demonstrated.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Supervisor Development Assessment & Plan
Built & Natural Environment

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Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Attachment 4 - Transport for NSW Advice

Transport for NSW

21 August 2023

TfNSW Reference: SYD23/00503/02
DPE Reference: PP-2023-545

Ms Elizabeth Richardson
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Attention: Lachlan Mackenzie



**PLANNING PROPOSAL TO AMEND HAWKESBURY LOCAL ENVIRONMENTAL PLAN
1905-1913 BELLS LINE OF ROAD, KURRAJONG HEIGHTS**

Dear Ms Richardson,

Reference is made to the Department of Planning and Environment's (DPE) referral on the Planning Portal seeking comment from Transport for NSW (TfNSW) on the Planning Proposal (Proposal) to amend the Hawkesbury Local Environmental Plan (LEP) 2012 that involves reclassifying land known as 1905 and 1913 Bells Line of Road, Kurrajong Heights (Lot 2 and 3 DP 582878) from Community Land to Operational Land. TfNSW notes that:

- The Proposal seeks reclassification of land from 'Community' to 'Operational' will enable Council to enter a lease or sell the land.

TfNSW appreciates the opportunity to provide comment on the planning proposal and reiterates the comments provided in the agency's previous letter of 22 May 2023 to DPE (**TAB A**).

Should you have any questions or further enquiries in relation to this matter, Jeanne Roach, Land Use Planner would be pleased to receive your call on phone 0459 880 838 or via email: development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Manager, Strategic Land Use
Planning and Programs, Greater Sydney Division

OFFICIAL
27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2124

W transport.nsw.gov.au

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

TAB A – TfNSW response dated 22 May 2023

Transport for NSW

22 May 2023

TfNSW Reference: SYD23/00436/01
DPE Reference: PP-2023-545/ EF23/3815



Ms. Louise McMahon
Director, Agile Planning
Delivery, Coordination, Digital and Insights
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Ms Ingrid Zhu

PLANNING PROPOSAL
1913 AND 1905 BELLS LINE OF ROAD, KURRAJONG HEIGHTS

Dear Ms McMahon

Reference is made to the Department of Planning and Environment's (DPE) letter seeking comment from Transport for NSW (TfNSW) on the Planning Proposal (**Proposal**), and whether the above sites are still required for road widening purposes. TfNSW notes that the Proposal involves reclassifying the land known as 1913 and 1905 Bells Line of Road (Lot 2 and 3 DP582878) from 'Community' to 'Operational Lane', which will enable Council to enter a lease or sell the land as part of the Proposal.

After review of the Proposal, TfNSW advises that the Commonwealth Government has committed \$100 million to provide safety infrastructure upgrades along Bells Line of Road. TfNSW are in the process of determining the location of these upgrades which may affect Lot 2 and 3 DP582878, and as such the Proposal and associated future development on the above lots should not impact the integrity of the existing road widening affectation for future road purposes.

In addition to the above, TfNSW advises that there is a current misalignment with the NSW cadastre and TfNSW property data. Consequently, the aerial imagery shown in **TAB A** should only be used as a representation and a detailed survey should be undertaken to investigate accurate property data.

Should you have any questions or further enquiries in relation to this matter, please don't hesitate to contact Land Use Planner, Jennifer Chen, via email development.sydney@transport.nsw.gov.au.

Yours sincerely

Brendan Pegg
A / Director Land Use
Planning and Programs, Greater Sydney Division

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ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

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ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10.2. GENERAL MANAGER

10.2.1. GM - Draft Communication and Engagement Strategy - (79351)

Directorate: General Manager

PURPOSE OF THE REPORT

The purpose of this report is to present the Draft Communication and Engagement Strategy 2024-2028 and to seek Council's endorsement to place the Draft Strategy on public exhibition.

EXECUTIVE SUMMARY

Council adopted its current Communication and Engagement Strategy 2021-2025 in September 2021 to set out the strategic direction for the organisation's communication efforts. The Draft Communication and Engagement Strategy 2024-2028 seeks to build on the work which has been done to communicate and engage with the community and identifies opportunities, challenges and actions to improve Council's practices. Good communication and engagement is fundamental in supporting Council in its delivery of services, informing, empowering and connecting with the community.

Community engagement was integral to the development of the Draft Communication and Engagement Strategy 2024-2028 and Council implemented an engagement program with more than 600 people between October 2023 and May 2024. The engagement activities included reviewing the results from the Community Satisfaction Survey, conducting a range of targeted community surveys, focus group workshops and face to face discussions with the Aboriginal Community and Councillors.

The Draft Communication and Engagement Strategy, which includes a detailed Action Plan, will formally guide communication and engagement over the next four years. A copy of the Draft Communication and Engagement Strategy 2024-2028 is attached as Attachment 1 to this report.

Reference has been made in the Draft Communication and Engagement Strategy to Council's existing Community Participation Plan which outlines how and when Council will engage with the community across its planning functions. Council will review the Community Participation Plan in the latter half of 2024.

RECOMMENDATION

That:

1. Council endorse the Draft Communication and Engagement Strategy 2024-2028 attached as Attachment 1 to this report, for the purpose of public exhibition for a period of 28 days.
2. At the expiration of the public notification period outlined in Part 1 above, the following action be taken:
 - a) Should any submissions be received regarding the Draft Communication and Engagement Strategy 2024-2028, a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Draft Communication and Engagement Strategy 2024-2028 attached as Attachment 1 to this report.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

BACKGROUND

Council adopted its current Communication and Engagement Strategy 2021-2025 in September 2021 to set out the strategic direction for the organisation's communication efforts. The Strategy was accompanied by an Action Plan which contained more than 50 actions, the majority of which have been completed.

In order to continue to guide Council's strategic direction for communication and engagement and build on the work that has been done to communicate and engage with the community, a Draft Communication and Engagement Strategy 2024-2028 has been prepared. The Draft Strategy, which includes a detailed Action Plan, has been developed in accordance with the International Association for Public Participation (IAP2) Spectrum of Public Participation and identifies opportunities, challenges and actions to improve Council's practices. A copy of the Draft Communication and Engagement Strategy 2024-2028 is attached as Attachment 1 to this report.

The updated Draft Communication and Engagement Strategy 2024-2028 has recognised that the Hawkesbury Local Government Area faces a number of challenges. It is the largest local government area in Sydney, covering more than 2,700 square kilometres. While much of the population is concentrated in urban centres in the south and east of the Hawkesbury Local Government Area, the Hawkesbury has 64 towns and villages right across the area. One of Hawkesbury's strengths is its sense of community identity across these towns and villages, particularly outside the main centres. Many of these towns and villages are also geographically isolated with poor access to mobile and internet connections.

When Council is communicating it is recognised that the Hawkesbury community it is not one group of people, but a complex and diverse range of audiences. Often Council will share a common message amongst the community about the delivery of Council services while at other times specific Council issues, initiatives or programs often relate to only one segment of the community. Council needs to be constantly considering who needs to receive the message about Council activities and to what extent. The Draft Strategy contains a breakdown of the community and their differing needs and preferences as stakeholders.

The Hawkesbury is also a region that is impacted by bushfires, floods and extreme weather and in an emergency situation Council acts as a bridge between emergency services and the public. In recent years, the Hawkesbury has experienced the Gospers Mountain bushfire and has flooded more than six times.

Council is communicating in a complex and dynamic environment and needs to ensure that it has strategies in place to move into the future. Delivering strong and effective communications helps Council build an informed community who are able to be actively engaged in Council decision making.

DISCUSSION

The Draft Communication and Engagement Strategy 2024-2028 is intended to be a living document, continually updated as the Hawkesbury experiences new challenges, and as demographics, communication platforms and community requirements change. The Draft Strategy proposes a marketing and communications program for Council, designed to achieve the goals of engaging the community, building awareness of Council brand, culture, and reputation, promote characteristics of the region and reinforce positive community sentiment.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

The objectives of developing the Draft Strategy were to:

- Analyse Council's current engagement and communications processes to ensure Council is effectively reaching the community.
- Respond positively to the findings regarding preferred engagement methods contained within the Community Satisfaction Survey and engagement activities.
- Implement new initiatives that encourage an open and transparent relationship between our community and Council.
- Build on Council's current communication and engagement initiatives.

Undertaking a program of community engagement was integral to the development of the Draft Communication and Engagement Strategy 2024-2028, the future initiatives and Action Plan. The engagement program was implemented through a range of major activities involving over 600 local residents between October 2023 and May 2024:

- Community Satisfaction Survey
- Online Communications Survey
- Communications Focus Groups
- Hawkesbury Show
- Aboriginal community discussion
- Councillor workshop

The outcomes and major themes of this engagement directly inform the Draft Strategy and its Action Plan, complementing the constant learnings from Council's communication and engagement with the Hawkesbury community. The engagement objectives, the approach to each activity and the key results observed are summarised below and further detailed in the Draft Strategy.

Engagement Objectives

The objectives of the engagement were as follows:

- Understand community satisfaction and sentiment with the current level and approaches to Council communication.
- Determine Hawkesbury residents' preferred methods of communication and any demographic or geographical differences across the community.
- Develop ideas in partnership with the community on effective communication approaches.

The engagement activities were designed to include a diverse range of Hawkesbury residents with different engagement and communication styles, gaining feedback and insights into their experiences and preferences.

Communication Satisfaction Survey

Council conducted the Community Satisfaction Survey in 2023 to assess the movement of several success indicators under the Community Strategic Plan: Hawkesbury 2042. A total of 402 responses

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

were received of which 26 identified as Aboriginal/Torres Strait Islander. The key survey questions relevant to community engagement focused on communities' satisfaction with Council's level communication, community consultation and communication methods.

Online Communications Survey

An online survey was conducted to understand specific preferences on communications from residents. The survey asked questions on usage of Council's website, social media, local news and newsletter. The survey was also used to recruit participants for the Communications Focus Groups.

Two forms of the survey were rolled out, one to the Hawkesbury wide community and a second to target the St Albans community and gain their specific insights.

Survey 1 – Hawkesbury Wide

The survey was hosted on Your Hawkesbury Your Say and promoted through Council's newsletter and social media. A total of 82 responses were received from residents across the Hawkesbury.

Key results included:

- The newsletter was read by over 75% of respondents, showing a high level of uptake and readership.
- Council's social media, website, newsletter, direct mail, and word of mouth were the main methods people used to find out about local news or information from Council.
- Social media is well utilised with Facebook being the most popular and engaged with 65% of respondents finding Council's social media informative.
- Council's website is well utilised with 74% of respondents accessing the website. The website is most often accessed for roads updates, reporting something, making a payment, disaster, and emergency updates or for information about Council's services.

Survey 2 – St Albans Community

The survey was sent directly to community leaders in St Albans for distribution. A total of 10 responses were received from residents in St Albans, Upper and Central Macdonald and Fernances communities.

Key results included:

- The newsletter, social media, email, and website were noted as the most important sources of local news and information.
- The newsletter was highly utilised as a key information source.
- There was a lower uptake of social media, with Facebook preferred and considered informative by those who did use it.
- The website is a key source of disaster and emergency information and road updates.

Residents care most about roads and works updates and Council event updates.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Communications Focus Groups

Two face-to-face focus groups were held by Council to directly engage residents and further understand the Community Satisfaction and Online Communications Survey results with targeted questions and analysis.

The first focus group was held on the 28 November 2023 at Hawkesbury Central Library in Windsor. Participants were randomly selected from those who expressed interest as part of the Community Satisfaction Survey or Online Communications Survey. Fourteen participants attended and completed five group activities, providing insight into their communication preferences and experiences.

The outcome of the focus group found:

- Social media is a key source of information and well utilised by those who are technologically minded and want updates on what is occurring in the Hawkesbury.
- It can be hard to go back and find out information on social media, key information needs to be reflected on the website in a similar way. Links to the website for more information are useful.
- The website and social media received the widest support for funding across the two groups. These two platforms need to link and be cohesive with information and support. The website was preferred for more serious updates and social media for smaller, quicker updates and stories.
- The website is the source of truth but is hard to navigate and find what is needed, particularly bookings and key service information.
- Email is a simple and effective method for direct correspondence and could be used more.
- There was little knowledge or awareness of the Your Hawkesbury Your Say platform.
- The Newsletter is a great source of information, it could be increased and separated from the rates notice to a letterbox drop. It should not be used as a political publication.

The second focus group was held on the 30 November 2023 at Colo Heights Community Hall as part of the Community Hubs Program. Participants were attendees of the Hub interested in providing their insights to Council. Six participants were present and completed a range of activities, providing insight into their communication preferences and experiences.

Key results included:

- Colo Heights residents had similar insights to the larger Windsor focus group, with the newsletter and website highly valued.
- Social media was a key point of contact, with a desire to have Colo Heights specific information filtered to residents.
- These residents were much more focused on issues which affect them as a smaller local community. They are very passionate about Colo and the projects and events which affect and involve the area.
- Acknowledgement of Council's efforts to support outlying communities through the Hubs, focus groups and recent projects. These should be followed up with related communications and opportunities.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Hawkesbury Show

The Hawkesbury Show was held from 19 to 21 April 2024. Council had a tent at the Show where they engaged with more than 17,000 people on a range of issues. An engagement activity 'Help us help you' provided the opportunity to discuss how people would like Council to communicate with them. The feedback from more than 300 people was consistent with the 2023 Community Satisfaction Survey and the Communication Focus Groups indicating people's preferred method of communication when receiving information from Council:

- 40% direct mail
- 30% social media
- 15% newsletter
- 10% website
- 5% face to face information sessions

Aboriginal Community Discussion

Council recently met with the Merana Aboriginal Community Association from the Hawkesbury to better understand how they and the broader Aboriginal community would like to be engaged on Council projects. They advised that for significant projects they would like to be involved in focus groups and take part in online or phone surveys. A focus group will be held in the coming weeks to discuss the Draft Strategy and all the key Aboriginal groups and local representatives will be invited to attend. The outcomes of the engagement will be integrated into the Draft Strategy.

Councillor Workshop

Councillors were invited to provide their feedback on the way Council communicates and engages at a Councillor Workshop in April 2024. The session involved two of the activities which had previously been run at the Communications Focus Group. Key insights from Councillors included:

- Ensuring that current and future user groups of facilities are targeted and engaged.
- Recognition that engaging everyone is a challenge and a range of methods must be employed depending on the project.
- Other Council examples were discussed including the use of QR codes on physical structures to promote engagement from key user groups.
- The importance of face to face and direct engagement including town meetings and project specific meetings.
- Having different conversations with different user groups and across different communities.
- The value of surveying communities and asking them about their specific concerns, communicating back to those individual communities through a 'microtargeted newsletter'.
- Making better use of more targeted emails using Council's email databases.
- Ensuring content is suitable for viewing on mobile devices.
- Consider who Council are missing in their engagement (disability, youth, young families).

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- Consider the use of virtual reality and new technologies for big projects.

Councillors are the voice of the community and a key input into ongoing efforts to engage and consult with residents and stakeholders. These insights and the role of Councillors have been incorporated into the development and implementation of the Strategy.

Engagement Outcomes

The data obtained from the engagement program validated many of Council's current approaches and initiatives to communicate and engage with the community. Overall, the community is satisfied with and highly values Council's communication and engagement. Residents are passionate and desire opportunities to engage with and receive information from Council on a wide range of topics; particularly roads/key project updates, emergency information and what's on including events. Council's communication has a significant impact on the overall satisfaction the Hawkesbury community has with Council and its services.

There is a clear understanding and sensitivity of the size of the Hawkesbury Local Government Area, its diversity and the challenges that exist to engage the more remote and rural communities. A multi-layered approach which understands the specific needs, geographically and demographically, is promoted as the most effective method.

These themes emerged as the key opportunities for Council across all engagement activities:

- **Newsletter:** The newsletter is strongly supported as a key source of updates and information across the Hawkesbury. It has stronger traction with older residents. It is a key point of contact for news, events, project updates and information.
- **Social Media:** Council's social media is a key source of information, particularly with the younger population. Improvements could be made to provide tailored content for local communities and linking key information with Council's website. Posts need to be engaging, clear and use local imagery.
- **Website:** The website is the key source of truth and central point for information for Hawkesbury residents, particularly disaster related information, bookings and service access. The website could be improved in accessibility, functionality and usability as well as link to Council's social media more effectively.
- **Online Engagement Platform:** Your Hawkesbury Your Say is underutilised and not well known in the community as a tool for direct engagement with Council. Promoting the tool and its role as an engagement portal will assist in involving residents.
- **Face to Face Engagement:** Ensure where appropriate face to face engagement is implemented including town meetings, focus groups, project specific meetings, targeted campaigns and events.

Council also recognised that some of the community may experience barriers to participating in engagement and will work to provide opportunities for all voices in the community to be heard including:

- Using plain language that is easy to understand
- Providing information in accessible formats
- Ensuring a variety of engagement tools are available to reach those without internet access, people with a disability, people for whom English is not their primary language and people with low literacy levels

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

- Meeting commitments outlined in the Disability Inclusion Action Plan
- Meeting commitments in the Reconciliation Action Plan (RAP) yet to be adopted

These themes and Council's commitment to ensure all voices will be heard has driven the development of future initiatives and a detailed Strategy Action Plan that meets the specific demographics and needs of the community as attached in Attachment 1 to this report.

Reference has been made in the Draft Strategy to Council's existing Community Participation Plan which outlines how and when Council will engage with the community across its planning functions. Council will review the Community Participation Plan in the latter half of 2024.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which constitute a trigger for Community Engagement under Council's Community Engagement Policy. The community engagement process proposed in this report meets the criteria for the minimum level of community engagement required under Council's policy.

It is proposed that the Draft Communication and Engagement Strategy 2024-2028 attached as Attachment 1 to this report be placed on public exhibition for at least 28 days.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Reliable Council

- 4.1 Provide representative, responsive and accountable governance.
- 4.2 Encourage an informed community.
- 4.4 Build strong relationships and shared responsibilities.
- 4.6 Support the operation of the organisation through effective staff engagement.
- 4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

The matters raised in this report have direct financial implications. The expenditure applicable is provided for in the Adopted 2023/2024 Operational Plan and are included in the Draft Operational Plan 2024/2025.

ATTACHMENTS

AT - 1 Draft Communication and Engagement Strategy 2024-2028 (*Distributed under separate cover*).

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ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10.2.2. GM - 2024/2025 Operational Plan and Resourcing Strategy - (79351,96332,159586)

Previous Item: 4.2.2, Ordinary (9 April 2024)

Directorate: General Manager

PURPOSE OF THE REPORT

The purpose of this report is to consider submissions received regarding the exhibited Draft 2024/2025 Operational Plan, Draft 2024-2034 Long Term Financial Plan and Draft 2024-2034 Asset Management Strategy, and to make and fix rates and charges for the year ending 30 June 2025. The report recommends the adoption of these key documents along with additional components under Council's Resourcing Strategy, the Asset Management Policy and 2024-2028 Workforce Management Strategy.

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council held on 9 April 2024, consideration was given to a report in relation to Council's Draft 2024/2025 Operational Plan and Draft 2024-2034 Long Term Financial Plan and 2024-2034 Asset Management Strategy under the Integrated Planning and Reporting Framework (IP&R).

At that meeting, Council resolved that the report be received, and these documents be placed on exhibition for 28 days in accordance with the Local Government Act 1993.

In addition, Council resolved that these documents be reported back to Council post the public exhibition period to consider:

- Public submissions received.
- The adoption of the 2024/2025 Operational Plan, 2024-2034 Long Term Financial Plan and 2024-2034 Asset Management Strategy.
- The making and fixing of the rates and charges for the 2024/2025 financial year.

This report considers the submissions received and makes the recommendation to adopt the changes to the documents and to make and fix rates and charges for the year ending 30 June 2025. Council has also completed the drafting of its renewed 2024-2028 Workforce Management Strategy and Asset Management Policy which compliments the 2024-2034 Long Term Financial Plan and 2024-2034 Asset Management Strategy components of Council's Resourcing Strategy. These documents are also tabled for adoption.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

RECOMMENDATION

That:

1. The report regarding the exhibited Draft 2024/2025 Operational Plan and Resourcing Strategy be noted.
 2. The 2024/2025 Operational Plan, including the fees and charges, attached as Attachment 2, be adopted, incorporating the amendments as outlined in the report including the rates in the dollar for 2024/2025 to incorporate valuation changes up to the final Rating Resolution.
 3. The 2024-2034 Long Term Financial Plan, attached as Attachment 3 be adopted.
 4. The 2024-2034 Asset Management Strategy with included Asset Management Policy, attached as Attachment 4 be adopted.
 5. The 2024-2028 Workforce Management Strategy, attached as Attachment 5 be adopted.
 6. Council make the following rates, charges and rebates:
 - a) In accordance with Sections 494 of the Local Government Act 1993, Ordinary Rates are made as shown in Table 1 in this report.
 - b) In accordance with Section 496 of the Local Government Act 1993, Domestic Waste Management Charges are made as shown in Table 2 in this report.
 - c) In accordance with Section 501 of the Local Government Act 1993, Commercial Waste Management Charges are made as shown in Table 3 in this report.
 - d) In accordance with Section 501 of the Local Government Act 1993, Sewerage Service Charges are made as shown in Table 4 in this report.
 - e) In accordance with Section 501 and Section 502 of the Local Government Act 1993, Sullage Pump-out Service Charges are made as shown in Table 5 in this report.
 - f) In accordance with Section 496A of the Local Government Act 1993, Stormwater Management Charges are made as shown in Table 6 in this report.
 - g) In accordance with Section 501 of the Local Government Act 1993, Drainage
 - h) Management Charges are made as shown in Table 7 in this report.
 - i) In accordance with Sections 575 and 577 of the Local Government Act 1993, Pensioner Rebates are made as shown in Table 8 in this report.
 7. Council adopt an interest rate of 10.5% on overdue rates and charges, in accordance with Section 566(3) of the Local Government Act 1993.
 8. The persons and/or organisations that made submissions in response to the exhibition of Council's Draft 2024/2025 Operational Plan, Draft 2024-2034 Long Term Financial Plan and 2024-2034 Asset Management Strategy be advised of Council's decision in this regard and the relevant comments in the report.
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ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

BACKGROUND

At its Meeting of Council held on 9 April 2024, consideration was given to a report in relation to the following Integrated Planning and Reporting documents:

- Draft 2024/2025 Operational Plan.
- Draft 2024-2034 Long Term Financial Plan.
- Draft 2024-2034 Asset Management Strategy.

Council adopted the following resolution relevant to this report:

"That:

1. *The Draft 2024/2025 Operational Plan, Draft 2024-2034 Long-Term Financial Plan and Draft 2024-2034 Asset Management Strategy attached as Attachments 1, 2 and 3 to the report be approved for public exhibition and that Council give public notice of the exhibition of the draft documents for a minimum of 28 days, in accordance with Sections 405 and 406 of the Local Government Act, 1993.*
2. *The documents exhibited in accordance with Part 1, be reported back to Council, post the public exhibition period, to consider any public submissions received and to consider the adoption of the documents and to make and fix rates and charges for the year ended 30 June 2025."*

Relevant Legislation

- Local Government Act 1993
- Local Government (General) Regulation 2021

DISCUSSION

Public Submissions

The Draft 2024/2025 Operational Plan, Draft 2024-2034 Long Term Financial Plan and Draft 2024-2034 Asset Management Strategy were advertised and placed on public exhibition for a period of 28 days from 10 April 2024 until 7 May 2024 in accordance with legislative requirements.

The draft documents were circulated and promoted via Council's website and social media, media release, advertisement in Council's Newsletter, through Council's online community engagement portal YourHawkesbury-YourSay, face-to-face engagement at the Hawkesbury Show and hard copy availability at Council's Administration Building and Libraries.

During the exhibition period, five formal submissions were received as detailed in this report, with submissions received through YourHawkesbury-YourSay and emailed directly to Council. The submissions were all in regard to the Draft 2024/2025 Operational Plan.

The complete submissions received are attached as Attachment 1 to this report. All submitters receive a response to their submission from Council. The submissions have been considered and comments and suggested amendments to the final attached 2024/2025 Operational Plan are detailed below.

ORDINARY MEETING**10. REPORTS FOR DETERMINATION****Meeting Date:** 11 June 2024

The suggested amendments are reflected in the 2024/2025 Operational Plan attached as Attachment 2 to this report.

Summary of Submissions on the Draft 2024/2025 Operational Plan**Sullage Services**

Submission Summary	Comment	Suggested Amendment
Reducing sullage pump out costs	<p>Council's annual sullage charge is based on cost recovery apportioned across the number of properties serviced and frequency of service provided. The main cost, being the sullage contractor has been tested against the market to provide value for residents. The sullage service charges are calculated on the basis that revenue generated is sufficient to fund the cost of providing the service.</p> <p>Council does provide a concession on this service of up to 50% for residents that hold an eligible pensioner concession card, which is fully funded by Council.</p>	Nil

Parks and Open Space

Submission Summary	Comment	Suggested Amendment
Parks in Hobartville	Council's open space network in Hobartville will be planned as part of the future 5-year Capital Works Program which is prioritised equally across all assets within the Hawkesbury. Additionally, Council has received grant funding under the Western Sydney Infrastructure Grants Program to deliver a significant upgrade to Tamplin Field in upcoming years. The upgrade will ensure the site continues to cater for a multitude of sporting and recreational activities with upgrades including a high-quality and well-drained field, playspace, improved lighting, fencing, carparking and amenities.	Nil
Fenced dog park in Bligh Park	Council's open space network in Bligh Park will be planned as part of the future 5-year Capital Works Program which is prioritised equally across all assets within the Hawkesbury. The planning, distribution and understanding of a need for new infrastructure such as dog off leash areas will be reviewed as part of the program development in conjunction with the Social Infrastructure Strategy.	Nil

Health Outcomes

Submission Summary	Comment	Suggested Amendment
Inclusion of the Western Sydney Health Alliance Partnership in the Operational Plan. The application of a health lens checklist over the Operational Plan actions and	Council is committed to continued participation on the Western Sydney Health Alliance.	Add additional action under Strategy 1.2: <i>"Encourage and enable our community to participate in a healthy lifestyle."</i>

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Submission Summary	Comment	Suggested Amendment
<p>the progression and support of key initiative including a Healthy Food and Drink Policy, Western Parkland City Walking and Cycling Strategy and Increasing Resilience to a Changing Climate Guidelines.</p>	<p>Council works with the Western Sydney Health Alliance to develop tools, polices and strategies to assess and address community health needs across the Western Parklands Cities.</p> <p>Where the work of the Western Sydney Health Alliance aligns with identified needs or opportunities in the Hawkesbury, Council will implement the tools, policies and strategies that have been developed to improve health outcomes for the community.</p> <p>To recognise Council's commitment to these initiatives an action is proposed to be added to the 2024/2025 Operational Plan under Strategy 1.2: <i>“Encourage and enable our community to participate in a healthy lifestyle.”</i></p> <p>Action: Western Sydney Health Alliance Initiatives</p> <p>Deliverables 2024/2025: Work with the Western Sydney Health Alliance to support the delivery of initiatives that can improve health outcomes for the community.</p>	<p>Action: Western Sydney Health Alliance Initiatives</p> <p>Deliverables 2024/2025: Work with the Western Sydney Health Alliance to support the delivery of initiatives that can improve health outcomes for the community.</p>

Environment and Sustainability Outcomes

Submission Summary	Comment	Suggested Amendment
<p>Prioritisation and importance of budgeted projects and programs for environmental initiatives within the Operational Plan. Positioning, responsibilities and budget of environmental initiatives within the Operational Plan.</p>	<p>Environmental outcomes are noted as a key priority for Council in 2024/2025, directly addressing Outcome 2 of the Community Strategic Plan. This includes the delivery of a range of targeted initiatives including the Urban Greening Strategy, Waste and Resource Recovery Strategy, Net Zero and Water Efficiency Strategy and Environmental Protection and Support Program.</p>	<p>Add a section titled Environmental Sustainability within the <i>Works Program Snapshot</i> on pages 12/13 to highlight key environmental projects and promote these initiatives.</p>

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Submission Summary	Comment	Suggested Amendment
	<p>Council's annual Operational Plan aims to achieve a balanced approach to the Outcomes of the Community Strategic Plan, with weightings and considerations applied to business cases, proposed works, and actions as part of the planning process. The natural environment is a highly valued aspect of the Hawkesbury region, and in 2024/2025, \$21.8million has been allocated to environmental based programming and initiatives, including effective Waste Management. This shows a significant investment in this area, weighted against other important outcomes. Specifically for 2024/2025, a major focus and prioritisation of infrastructure recovery and renewal.</p> <p>Furthermore, Environmental Sustainability at Hawkesbury City Council is not a stand-alone action which is separated from our projects and programs. Environmental Sustainability is intended to be integrated into every project and program undertaken by Council. As per Council's definition of Sustainability outlined in the adopted Hawkesbury Environmental Sustainability Strategy 2023-2033, 'Our programs, projects and works will not compromise the ability of future generations to meet their needs' and 'the environmental, economic, and social implications of our work will be considered with everything we do.'</p> <p>The Environmental Sustainability function sits within the Strategic Planning branch. Whilst the preparation and adoption of Councils various environmental sustainability plans and strategies sits with Strategic Planning, lead teams have been identified across the various strategies and plans to deliver on the actions. We are engaged in key projects including the Cumberland Plain Conservation Plan and Hawkesbury Nepean River System Coastal Management Plan which have high significance for environmental outcomes with relatively small cost outlays at this project stage. For example, in the Hawkesbury Urban Greening Strategy 2023-2033, several</p>	

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Submission Summary	Comment	Suggested Amendment
	<p>actions fall under Infrastructure Services, including parks and open spaces where \$39.8million is budgeted in 2024/2025 towards Public Spaces, Parks, Sports and Recreation. Council is also consistently seeking grant funding to bolster its environmental initiatives which will be added to the budget for key actions as it is received.</p> <p>Council acknowledges the importance of these initiatives and to recognise this a section is proposed to be added in Major Works and Highlights to further promote these initiatives.</p>	
Reference of local and natural environment under the Healthy Lifestyle strategy	<p>The majority of environmentally focused actions are contained within Outcome 2. Strategy 1.2: <i>“Encourage and enable our community to participate in a healthy lifestyle.”</i> also contains the action: <i>Social Infrastructure Strategy</i> which will guide future decisions about the planning, delivery, funding and management of open spaces, sporting and recreation facilities, and community, and cultural facilities.</p> <p>This feedback will be incorporated into the review of Outcomes and Strategies as part of the broader Community Strategic Plan review process.</p>	Nil
Recognition of Bushcare and Nursery Volunteers	<p>Council recognises the importance and immense efforts offered by volunteers across a range of Council services and to the Hawkesbury more broadly.</p> <p>A specific reference to the Bushcare and Nursery Volunteers is proposed to be added to the action deliverables of: <i>Environmental Protection and Support Program including the Community Nursery</i>.</p>	<p>Add reference to Bushcare and Nursery Volunteers in the action deliverables of: <i>Environmental Protection and Support Program including the Community Nursery</i></p> <p>Additional deliverable 2024/2025: Support Bushcare and Nursery volunteering.</p>
Strategy 1.5: <i>Providing the right places and spaces to serve our community</i> actions only contain Sporting / Playground / Library / Gallery Capital Works	<p>Actions under this Strategy also includes the Open Space Enhancement, Maintenance and Capital Works Programs. The majority of environmentally focused actions are contained within Outcome 2.</p>	Nil
Koala Plan of Management Vegetation Mapping and future funding.	<p>In order to develop further initiatives, the vegetation mapping must be completed. Once completed an action plan will be developed which identifies funding sources for required projects.</p>	Nil

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Submission Summary	Comment	Suggested Amendment
Sustainable practices for business and tourism operators	This Principal Activity refers to “Working with businesses and tourism operators to promote good practice and sustainability principles”. Fire Safety is a key component of effective governance, compliance and good practice and as such the action was aligned to this activity. Council's 2024/2025 Operational Plan also includes several actions focused on regional development and promotion, business support and tourism advocacy. There have been several initiatives targeting sustainable business practices throughout the 2022-2026 Delivery Program.	Nil

Employment Outcomes

Submission Summary	Comment	Suggested Amendment
Traineeship and apprenticeship opportunities	Council provides information to and liaises with local businesses through TAFE to access apprenticeship and traineeship opportunities. Council also has its own annual traineeship and apprenticeships program.	Nil

Hawkesbury Sports Council

As outlined to Council at the meeting on 9 April 2024, Council received a request from the Hawkesbury Sports Council for additional funding for a range of items on the 22 March 2024. This request is being reviewed and business cases developed in collaboration with Hawkesbury Sports Council. These items will be prioritised, and the completed business cases will be proposed to Council for consideration for funding as part of future Quarterly Budget Reviews in due course.

Updates Received During the Exhibition Period

Budgets are developed with the available information at the time and based on a range of assumptions. As further information becomes available updates to the Budget are made as part of the Quarterly Budget Review Statement process.

The following information was provided to Council during the exhibition period:

- Emergency Services Levy was advised and is \$154K lower than projected within the Draft Budget
- Transport for NSW will be taking over the Lower Portland Ferry effective from 1 September 2024. The savings are projected to be \$177K, but as negotiations are ongoing, are not finalised.
- The Roads to Recovery Program for 2024/2025 – 2029/2030 is \$4.1M higher than projected within the Long Term Financial Plan.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

It is to be noted that \$3.5M in asset renewal was reduced from the Draft Budget in order to achieve a balanced bottom line and it is recommended that surplus funds should be used to increase asset renewal in order to achieve a greater service level to the community and to reduce maintenance costs associated with assets in less than sound condition. This is in line with Council's priorities identified within the Resourcing Strategy and the results of the Community Satisfaction Survey.

Adjustments will be made as required as part of the September 2024 Quarterly Budget Review Statement.

Amendments

Draft 2024/2025 Operational Plan

The exhibited document contained Council's Capital Works Program. The following items were omitted and have been added to amend the Capital Works Program on page 43:

- Minor Road Rehabilitation Program 2024/2025 - \$800,000
- Road Rehabilitation Program 2024/2025 - \$4,683,271
- Traffic Facilities Renewal and Upgrade Program 2024/2025 - \$150,000
- Gravel Roads Dust Suppressant Program 2024/25 - \$80,000

The additions do not affect the exhibited total budget of \$66.9M for New, Renewal and Upgrade of Road Network Capital Works.

Additional wording in relation to Food Premises Inspection Fees has been included to provide additional clarity and are reflected within the Fees and Charges section on page 69.

Council was notified of changes to Planning and Development Fees during the exhibition period and has updated these statutory fees accordingly under the Revenue Pricing Policy.

The following fee has been added to the 2024/2025 Fees and Charges:

DS.1.10 – Signage for Development Applications.

A correction of an omission in relation to sewer pensioner concessions has been included and is amended within the attached 2024/2025 Operational Plan on page 55.

Some further minor formatting and wording changes have been identified in relation to the exhibited Draft 2024/2025 Operational Plan and the document has been amended accordingly. These amendments are reflected in the 2024/2025 Operational Plan attached as Attachment 2 to this report.

As stated in the Draft 2024/2025 Operational Plan placed on public exhibition, the rates in the dollar in the recommendation in this report differ slightly to those placed on public exhibition. It is prudent to incorporate the latest valuation changes available to ensure Council's valuation base remains as up to date as possible thereby maximising potential revenue.

Draft 2024-2034 Long Term Financial Plan

Some minor formatting and wording changes have been identified in relation to the exhibited Draft 2024-2034 Long Term Financial Plan and the document has been amended accordingly. These

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

amendments are reflected in the 2024-2034 Long Term Financial Plan attached as Attachment 3 to this report.

2024-2034 Asset Management Strategy

Some minor formatting and wording changes have been identified in relation to the exhibited Draft 2024-2034 Asset Management Strategy and the document has been amended accordingly. These amendments are reflected in the 2024- 2034 Asset Management Strategy attached as Attachment 4 to this report.

Making of Rates and Annual Charges for the 2024/2025 Financial Year

The rating structure, with amendments to the rates in the dollar as outlined above, and the amounts proposed for Annual Charges remain as exhibited.

- *General Rates.*

Council resolved to retain the current rating structure, which includes a 50% base amount derived from the Residential Rating Category and then applied to all other Rating Categories and Subcategories. Table 1 below details the rate in the dollar and applicable base amount for each rating category in the Hawkesbury Local Government Area.

Table 1 – Ordinary Rates 2024/2025

Rating Category / Subcategory	Rate in \$	Base Amount
Residential	0.113185	\$785
Farmland	0.101867	\$785
Business Area 1	0.226370	\$785
Business Area 2	0.226370	\$785
Business Area Other	0.226370	\$785

Further details on rating categories, including properties covered by the Business subcategories are shown in Attachment 2 to this report.

- *Domestic Waste Management Charges.*

In accordance with Section 496 of the Local Government Act 1993, it is recommended that Council makes and levies the following Domestic Waste Management Charges.

Table 2 – Domestic Waste Management Charges 2024/2025

Description	Charge
Weekly Domestic (Inc. Green) Waste Mgt Charge 240L	\$865.40
Weekly Domestic Waste Mgt Charge 240L	\$757.00
Weekly Domestic (Inc. Green) Waste Mgt Charge 140L	\$587.25
Weekly Domestic Waste Mgt Charge 140L	\$478.85
Fortnightly Domestic Waste Mgt Charge 240L	\$478.85
Fortnightly Domestic Waste Mgt Charge 140L	\$336.30

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Description	Charge
Weekly Domestic Waste Service Availability Charge	\$218.80
Fortnightly Domestic Waste Service Availability Charge	\$109.40

- *Commercial Waste Management Charges.*

In accordance with Section 501 of the Local Government Act 1993, it is recommended that Council makes and levies the following Commercial Waste Management Charges.

Table 3 – Commercial Waste Management Charges 2024/2025

Description	Charge
Weekly Business Waste Management Service 240L	\$1,107.45
Weekly Business Waste Management Service 140L	\$694.30
Fortnightly Business Waste Management Service 240L	\$770.86
Fortnightly Business Waste Management Service 140L	\$474.45

- *Sewerage Service Charges.*

In accordance with Section 501 of the Local Government Act 1993, it is recommended that Council makes and levies the following Sewerage Service Charges.

Table 4 – Sewerage Service Charges 2024/2025

Description	Charge
Sewer Residential Connected	\$1,240.20
Sewer Residential Unconnected	\$825.90
Sewer Business Unconnected	\$832.20
Sewer Business Category 1 (<1,000L per day)	\$1,443.55
Sewer Business Category 2 (1,001-5,000L per day)	\$7,238.00
Sewer Business Category 3 (5,001-10,000L per day)	\$14,418.40
Sewer Business Category 4 (10,001-20,000L per day)	\$28,748.70
Sewer Business Category 5 (> 20,000L per day)+	\$28,748.70
Trade Waste Volume Charge per kilolitre over 20,000L charged to Sewer Business Category 5 properties	\$4.92

- *Sullage Pump Out Service Charges.*

In accordance with Section 501 and Section 502 of the Local Government Act 1993, it is recommended that Council makes and levies the following Sullage Pump-out Service Charges.

Table 5 – Sullage Pump-out Service Charges 2024/2025

Description	Charge
Residential Fortnightly Sullage Pump-out Service	\$2,874.55
Residential Weekly Sullage Pump-out Service	\$5,749.05

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Description	Charge
Additional Pump-out Service	\$184.15
Emergency After-Hours Pump-out Service	\$231.30
Commercial and Industrial Properties Pump-out Service on request (per 1,000 litres, minimum 2,500 litres)	\$31.65

- *Stormwater Management Charges.*

In accordance with Section 496A of the Local Government Act 1993, it is recommended that Council makes and levies the following Stormwater Management Charges.

Table 6 – Stormwater Management Charges 2024/2025

Description	Charge
Stormwater Management - Residential	\$25.00
Stormwater Management – Residential Strata	\$12.50
Stormwater Management – Business <i>per 350m2 or part thereof, up to a maximum of \$1,500.00</i>	\$25.00
Stormwater Management – Business Strata <i>Pro-rata of business charge, based on land valuation apportionment</i>	Pro-rata

- *Drainage Management Charges.*

In accordance with Section 501 of the Local Government Act 1993, it is recommended that Council makes and levies the following Drainage Management Charges.

Table 7 – Drainage Management Charges 2024/2025

Description	Charge
Drainage Management - Residential	\$150.00
Drainage Management – Residential Strata	\$150.00

The Drainage Management Service Charge is only applicable to properties identified within the urban release area in North Richmond (Redbank). Properties in this area are not subject to the Stormwater Management Service Charge.

Table 8 – Pensioner Rebates 2024/2025

As outlined within the Revenue Policy section as attached as Attachment 2 to this report, the following rebates are available for eligible pensioners.

Rate or Charge Applied Against	Rebate
Ordinary Residential Rates and Domestic Waste Service Charges	50% of aggregated rates and domestic waste service charges to a maximum of \$250
Residential Sullage Service Charge	50% of applicable charge
Sewer Residential Connected Charge	50% of applicable charge

Asset Management Policy

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Under the mandatory requirements of IP&R – “The Asset Management Strategy must include the council-adopted Asset Management Policy”. Council’s Asset Management Policy was last reviewed and adopted in November 2017.

The Policy provides a commitment to determine and execute the most cost-effective and efficient strategies, ensuring that the Council's infrastructure assets remain safe, reliable, sustainable, fit for purpose, and available for the benefit of both current and future generations. These measures also ensure Council is implementing effective Asset Management practices and fulfilling its obligations set out in the NSW Local Government Act 1993.

The Policy has been updated to align with the revised 2024-2034 Asset Management Strategy. The Policy has been added as an appendix to the 2024-2034 Asset Management Strategy attached as Attachment 4 to this report.

2024-2028 Workforce Management Strategy

The Workforce Management Strategy outlines how Council will ensure it has the right people, skills and culture to deliver on its commitments for the next four years and beyond.

It clearly identifies how future staffing and skills requirements will be met, such as through recruitment, staff progression and development, internal redeployment, and succession planning. The Strategy is integrated with the other elements of the Resourcing Strategy to provide the people power necessary to achieve our goals. Councils operate within challenging environments that demand greater flexibility, responsiveness and performance improvements to meet agile labour markets, skills shortages and an ageing workforce. With a well-written and thorough Workforce Management Strategy, councils are in a stronger and more stable position to plan for and address future workforce needs.

Council's Workforce Management Strategy 2024-2028 has been updated to reflect the current position of Council's Workforce and future strategies.

The Workforce Management Strategy 2024-2028 is attached as Attachment 5 to this report.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters that required Community Engagement under Council's Community Engagement Policy and public exhibition, in accordance with the Local Government Act 1993.

The draft documents were circulated and promoted via Council's website and social media, media release, advertisement in Council's Newsletter, through Council's online community engagement portal YourHawkesbury-YourSay, face-to-face engagement at the Hawkesbury Show and hard copy availability at Council's Administration Building, Libraries and the Visitor Information Centre.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Reliable Council

4.1 Provide representative, responsive and accountable governance.

4.2 Encourage an informed community.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

4.3 Build strong financial sustainability for now and future generations.

4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

The adoption of the recommendations in this report will result in the Draft 2024/2025 Operational Plan, Draft 2024-2034 Long Term Financial Plan, Draft 2024-2034 Asset Management Strategy and Policy and Draft 2024-2028 Workforce Management Strategy, incorporating the changes proposed in this report, being adopted, along with their budgetary allocations.

ATTACHMENTS

AT - 1 Submissions received during the exhibition of the Draft 2024/2025 Operational Plan, Draft 2024-2034 Long Term Financial Plan, Draft 2024-2034 Asset Management Strategy - (*Distributed under separate cover*).

AT - 2 2024/2025 Operational Plan - (*Distributed under separate cover*).

AT - 3 2024-2034 Long Term Financial Plan - (*Distributed under separate cover*).

AT - 4 2024-2034 Asset Management Strategy and Policy - (*Distributed under separate cover*).

AT - 5 2024-2028 Workforce Management Strategy - (*Distributed under separate cover*).

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ORDINARY MEETING
10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10.3. CITY PLANNING

10.3.1. CP - Draft Economic Development Strategy - (95498, 147666)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to present Council with the Draft Economic Development Strategy and seek Council's endorsement to place the document on public exhibition.

EXECUTIVE SUMMARY

Hawkesbury City Council adopted a Business Recovery Plan in May 2021. This Plan was prepared to help businesses recover from the recent external shocks such as the Bushfires, Floods and COVID-19 pandemic.

The Business Recovery Plan was intended to be highly practical and only in operation for a two-year period. It was envisaged that a more long-term and comprehensive Economic Development Plan was to be prepared after the completion of the Business Recovery Plan.

In March 2023, Council engaged NDP Economic Development to develop a Draft Economic Development Strategy for the Hawkesbury Local Government Area to provide a framework by which Council can support and work with businesses to promote economic growth in the region.

The Draft Economic Development Strategy outlines the role that Council will play in driving economic growth and business resilience in the Hawkesbury over the next five years. The three themes within the Plan are outlined below:

- **Innovate** how we do business and manage the city to be more sustainable and resilient.
- **Stimulate** activity in local centres and support new and existing businesses to grow.
- **Captivate** target audiences with a desire to spend more time and money in the Hawkesbury.

Stakeholder consultation has been undertaken in line with Council's Community Engagement Policy to prepare the Draft Economic Development Strategy which has included interviews, surveys, workshops with key stakeholders and a Councillor workshop session.

It is recommended that Council endorse the Draft Economic Development Strategy to be placed on public exhibition for a minimum period of 28 days.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

RECOMMENDATION

That Council:

1. Endorse the Draft Economic Development Strategy, attached as Attachment 1 to this report, to be placed on public exhibition for a period of 28 days.
2. At the expiration of the public exhibition period outlined in Part 1 above, the following action be taken:
 - a) Should any submissions be received regarding the Draft Economic Development Strategy, a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Draft Economic Strategy as attached as Attachment 1 to this report.

BACKGROUND

Between 2019 and 2022, Hawkesbury business owners faced extraordinary challenges on multiple fronts including bushfires, floods, and the COVID-19 pandemic with associated shutdowns. Given this situation, Hawkesbury City Council chose to postpone the development of a long-term Economic Development Strategy, and instead released a two-year Business Recovery Plan to help get businesses 'back on their feet'.

The Business Recovery Plan was adopted by Council in May 2021. A strategic framework of three themes was prepared to organise the actions of the Business Recovery Plan into logical groupings each with identified delivery partners and measures. The Business Recovery Plan was framed around the following themes: Regroup, Reactivate, Rediscover.

The Business Recovery Plan was intended to be highly practical and only in operation for a two-year period, reflected in the number and type of actions chosen. It was envisaged that a more long-term and comprehensive Economic Development Plan was to be prepared after the completion of the Business Recovery Plan.

The Business Recovery Plan has reached its natural conclusion, but themes related to disaster recovery and business resilience have been incorporated into the new Draft Economic Development Strategy.

DISCUSSION

The Hawkesbury City Council Economic Development Strategy 2024 – 2029 provides a framework for Council to support our local town centres, business owners and workers. It outlines the role that Council will play in driving economic growth and business resilience in the Hawkesbury over the next five years.

This Strategy reflects the vision and economic priorities outlined in the Community Strategic Plan under Community Outcome 3, "Strong Economy", including:

- 3.2 Increase the range of local industry opportunities and provide effective support to continued growth.
- 3.3 Promote our community as the place to visit, work and invest and growth of our business.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

The vision for the Hawkesbury Economic Development Strategy 2024 – 2029 is to:

- **Innovate** how we do business and manage the city to be more sustainable and resilient.
- **Stimulate** activity in local centres and support new and existing businesses to grow.
- **Captivate** target audiences with a desire to spend more time and money in the Hawkesbury.

The actions listed in this Strategy are grouped according to the three themes in the vision.

This Strategy will serve as a core document for economic development in the Hawkesbury Local Government Area. It aims to provide strategic direction, facilitate partnerships, direct resources, and provide an evaluation framework for achieving identified goals and objectives.

COMMUNITY ENGAGEMENT

Community consultation has been undertaken in line with Council's Community Engagement Policy.

The consultation process that was undertaken to develop the draft Strategy, including interviews, surveys, and workshops with key stakeholders as outlined below:

- **December 2019** – Conducted the Hawkesbury Vibe Survey. Survey was delivered via the business e-newsletter to over 4,000 local businesses. One-on-one interviews were conducted, and 58 local business owners completed and returned the survey.
- **December 2021** – Conducted the 'Hawkesbury Vibe' survey to see how businesses had recovered since COVID-19; 22 business owners were interviewed and a further 54 businesses were surveyed.
- **April 2023** – Updated the previous consultation with an additional 12 in-depth interviews and survey of 38 local business owners.
- **May 2023** – Held a workshop with Hawkesbury Chamber of Commerce to discuss strategic themes and priority actions in the Strategy.
- **June – July 2023** – Internal stakeholder engagement with various departments within Council.
- **September 2023** – Attended Councillor workshop to gather ideas and feedback from Councillors.
- **November 2023** – Draft Economic Development Strategy developed.
- **February 2024** - Final internal review and consultation

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Great Place to Live

- 1.1 Enable a shared responsibility for community resilience, community safety and disaster management.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

- 1.3 Increase the range of local partnerships and plan for the future.
- 1.5 Provide the right places and spaces to serve our community.
- 1.6 Build on a sense of community and wellbeing.
- 1.7 Encourage broad and rich celebration of our local culture and significant heritage.

Strong Economy

- 3.2 Increase the range of local industry opportunities and provide effective support to continued growth.
- 3.3 Promote our community as the place to visit, work and invest.
- 3.4 Support the revitalization of our town centres and growth of our business community.
- 3.5 Celebrate our creativity and cultural expression.

Reliable Council

- 4.4 Build strong relationships and shared responsibilities.
- 4.5 Encourage a shared responsibility for effective compliance.
- 4.6 Support the operation of the organisation through effective staff engagement.
- 4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

There are no direct financial implications associated with this report. Any costs associated with implementing actions within the Strategy will be considered as part of Council's future Operational Plans.

ATTACHMENTS

AT - 1 Draft Economic Development Strategy - (*Distributed under separate cover*).

oooO END OF REPORT Oooo

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

10.4. CORPORATE SERVICES

10.4.1. CS - Disclosure of Interests in Written Return - (95496)

Directorate: Corporate Services

PURPOSE OF THE REPORT

The purpose of this report is to table the required Disclosure of Interests in Written Returns lodged by a Designated Person.

EXECUTIVE SUMMARY

Council's Code of Conduct details the statutory requirements in respect of the lodgement of Disclosure of Interests in Written Returns by Councillors and Designated Persons. This report provides information regarding one Return recently lodged with the General Manager by a Designated Person.

RECOMMENDATION

That Council note that the Disclosure of Interests in Written Return, lodged with the General Manager, has been tabled.

BACKGROUND

Sections 4.21 to 4.27 of Council's Code of Conduct (the Code) relate to the Disclosure of Interests in Written Returns and the tabling of these Returns, which have been lodged by Councillors and Designated Persons. Section 4.21 of the Code is as follows:

"4.21 A councillor or designated person must make and lodge with the general manager a return in the form set out in Schedule 2 to this code, disclosing the councillor's or designated person's interests as specified in Schedule 1 to this code within 3 months after:

- (a) becoming a councillor or designated person, and*
- (b) 30 June of each year, and*
- (c) the councillor or designated person becoming aware of an interest they are required to disclose under Schedule 1 that has not been previously disclosed in a return lodged under paragraphs (a) or (b)."*

As required by Section 4.24 of the Code, a register of all Returns to be completed under Section 4.21 of the Code is kept by Council.

In accordance with Section 4.25 of the Code, all Returns lodged by Councillors and Designated Persons under Section 4.21(a) of the Code must be tabled at the first meeting of the Council after the last day the Return is required to be lodged.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

The purpose of this report is to table the Return submitted by a new designated person under Section 4.21(a) of the Code.

DISCUSSION

The following Return has been lodged under Section 4.21(a) of the Code:

Position	Return Date	Date Lodged
Manager Governance and Risk	4 March 2024	6 March 2024

The above details are now tabled in accordance with Section 4.25 of the Code, and the Return is available for inspection upon request, subject to any overriding public interest considerations against the disclosure of certain information within the Return.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

Reliable Council

4.1 Provide representative, responsive and accountable governance.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

ATTACHMENTS

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10.4.2. CS - 2024/2025 Remuneration for Mayor and Councillors (95496, 79353, 105109)

Previous Item: 4.4.3, Ordinary (20 June 2023)

Directorate: Corporate Services

PURPOSE OF THE REPORT

The purpose of this report is to advise Council of the Local Government Remuneration Tribunal's (The Tribunal) Annual Report and Determination and to obtain Council's decision on the provision of annual remuneration for the Mayor, Deputy Mayor and Councillors for the 2024/2025 financial year.

EXECUTIVE SUMMARY

The Local Government Act 1993 provides for the payment of fees to Mayors and Councillors. The minimum and maximum fees are reviewed annually by the Local Government Remuneration Tribunal (the Tribunal). The minimum and maximum fees permitted to be paid to Mayors and Councillors are determined by categories of general purpose councils set by the Tribunal.

In 2020, the Tribunal reviewed the categories and created a new category of Regional Centre. As part of the Tribunal's 2020 determination, Council was removed from the Rural Regional category and placed into the new Regional Centre category.

The Tribunal's determination for the 2024/2025 financial year was made on 29 April 2024.

The Tribunal determined a 3.75% increase for Mayoral and Councillor fees for the 2024/2025 financial year. Pursuant to this determination, the following minimum and maximum fees apply to the Regional Centre category and are applicable to Council from the 1 July 2024:

Councillor Annual Fee		Additional Mayor Fee*	
<i>Minimum</i>	<i>Maximum</i>	<i>Minimum</i>	<i>Maximum</i>
\$15,370	\$27,050	\$31,980	\$66,800

**In accordance with Section 249 of the Local Government Act 1993, Council may resolve to pay a fee to the Deputy Mayor which is to be deducted from the Mayor's annual fee. Council has traditionally resolved to deduct an amount of 15% from the Mayoral Fee to pay to the Deputy Mayor.*

The recommendation in this report is for Council to set the maximum fees for Councillors and the Mayor.

RECOMMENDATION

That:

1. The annual fee for Councillors for 2024/2025 be set at \$27,050.
2. The additional annual fee for the Mayor be set at \$66,800, and the Deputy Mayor's additional annual fee be set at \$10,020, to be deducted from the Mayor's \$66,800 annual fee.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

BACKGROUND

Regarding the remuneration of Councillors, Section 248 of the Local Government Act 1993 (the Act) says:

- “(1) A council must pay each councillor an annual fee.*
- (2) A council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal.*
- (3) The annual fee so fixed must be the same for each councillor.*
- (4) A council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal.”*

Regarding the remuneration of the Mayor, Section 249 of the Act says:

- “(1) A council must pay the mayor an annual fee.*
- (2) The annual fee must be paid in addition to the fee paid to the mayor as a councillor.*
- (3) A council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal.*
- (4) A council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal.*
- (5) A council may pay the deputy mayor (if there is one) a fee determined by the council for such time as the deputy mayor acts in the office of the mayor. The amount of the fee paid must be deducted from the mayor’s annual fee.”*

Councils are permitted to fix its annual fees for the Mayor and Councillors, in which case the fees must be fixed in accordance with the range set by the determination of the Tribunal. If Council does not fix a fee, Council is required to pay the relevant minimum fee determined by the Tribunal.

Section 241 of the Act requires the Tribunal to report to the Minister for Local Government by 1 May each year as to its determination of categories of councils and the maximum and minimum amounts of fees to be paid to Mayors, Councillors, and Chairpersons and Members of County Councils.

The Tribunal released its Annual Report and Determination on 29 April 2024. The Tribunal's determination takes effect from 1 July each year.

Review of Categories

In accordance with Section 239 of the Act, the Tribunal is required to determine the categories of Councils and Mayoral Offices every three years.

In October 2019, the Tribunal commenced an extensive review of the categories of general purpose councils.

An outcome of the review was the creation of two new categories, one being 'Regional Centre'. In the Tribunal's 2020 determination, Council was placed into this category.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

The Tribunal last reviewed the categories for the 2023 annual determination, and advised that it will next consider the model, the criteria applicable to each category and the allocation of councils in the 2026 review.

The Tribunal reviewed population and operations data about each Council against the current criteria for each category. Based on this data, Hawkesbury City Council was not recategorised and remains in the Regional Centre category for the 2024/2025 financial year.

Review of Fees

At the Council Meeting held on 20 June 2023, Council resolved to adopt the maximum fees applicable to the Regional Centre category for the 2023/2024 financial year. Council resolved as follows:

“That:

- 1. The annual fee for Councillors for 2023/2024 to be set at \$26,070.*
- 2. The additional annual fee for the Mayor be set at \$64,390, and the Deputy Mayor’s additional annual fee be set at \$9,658.50, to be deducted from the Mayor’s \$64,390 annual fee.”*

During the 2024 review of the fees applicable to Mayors and Councillors, the Tribunal considered submissions from four Councils. They sought an increase in fees ranging from 3% to 5.57%, noting that the Industrial Relations Amendment Act 2023, assented on 5 December 2023, repealed Section 146C of the Industrial Relations Act 1996, resulting in changes to wages policy and removal of the cap on remuneration increases.

The Tribunal also considered a submission from the Local Government NSW which requested an increase of fees by at least 10% in order to:

- Reverse the fee erosion which occurred under the NSW Public Sector Wages Policy
- Mitigate economic pressures and the rising cost of living
- Ensure that Councillors and Mayors receive fair and reasonable remuneration for the work they perform
- Address the historic undervaluation of the work performed by elected representatives in local government in NSW.

The Tribunal considered a range of factors in determining the minimum and maximum fees payable to Councillors and Mayors, including:

- Economic data, including the Consumer Price Index, Wage Price Index, full-time adult average weekly ordinary time earnings, NSW Public Sector increases, and Local Government State Award increases
- The Base Cost Change model used by IPART in settling the rate peg for 2024/2025.

DISCUSSION

Annual Fee Determination

In its fee determination for 2024/2025, the Tribunal determined a 3.75% increase to the minimum and maximum fees applicable to each category. The fees are effective on and from 1 July 2024 and were determined as follows:

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Category		Minimum Councillor/Member Annual Fee	Maximum Councillor/Member Annual Fee	Minimum Mayor/Chairperson Additional Fee	Maximum Mayor/Chairperson Additional Fee
General Purpose Councils - Metropolitan	Principal CBD	\$30,720	\$45,070	\$188,010	\$247,390
	Major CBD	\$20,500	\$37,960	\$43,530	\$122,640
	Metropolitan Major	\$20,500	\$35,890	\$43,530	\$110,970
	Metropolitan Large	\$20,500	\$33,810	\$43,530	\$98,510
	Metropolitan Medium	\$15,370	\$28,690	\$32,650	\$76,190
	Metropolitan Small	\$10,220	\$22,540	\$21,770	\$49,170
General Purpose Councils - Non-Metropolitan	Major Regional City	\$20,500	\$35,620	\$43,530	\$110,970
	Major Strategic Area	\$20,500	\$35,620	\$43,530	\$110,970
	Regional Strategic Area	\$20,500	\$33,810	\$43,530	\$98,510
	Regional Centre	\$15,370	\$27,050	\$31,980	\$66,800**
	Regional Rural	\$10,220	\$22,540	\$21,770	\$49,200
	Rural Large	\$10,220	\$18,340	\$16,330	\$39,350
	Rural	\$10,220	\$13,520	\$10,880	\$29,500
	County Councils	Water	\$2,030	\$11,280	\$4,360
	Other	\$2,030	\$6,730	\$4,360	\$12,300

**This fee must be paid in addition to the fee paid to the Mayor as a Councillor*

***Includes any amount to be paid to the Deputy Mayor*

The difference between the 2023/2024 adopted Councillor and Mayor fees, and the Tribunal's 2024/2025 fees with the 3.75% adjustment are as follows:

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Financial Year	Category	Minimum Councillor Fee	Maximum Councillor Fee	Minimum Mayor Fee	Maximum Mayor Fee
2023/2024	Regional Centre	\$14,810	\$26,070	\$30,820	\$64,390
2024/2025	Regional Centre	\$15,370	\$27,050	\$31,980	\$66,800
Fee Increase		\$560	\$980	\$1,160	\$2,410

Annual Fee Options

Council can resolve to fix their annual fees between the minimum and maximum ranges set by the Tribunal. Below are several options for Council to consider:

Fee Option	Councillors*	Mayor**	Deputy Mayor***	Total
Maximum fee set by the Tribunal	\$270,050	\$83,830	\$37,070	\$391,400
Minimum fee set by the Tribunal	\$153,700	\$42,553	\$20,167	\$216,420
Previous fee adopted by Council	\$260,700	\$80,801.50	\$35,728.50	\$377,230

**This fee is covering the cost of ten Councillors*

***This fee includes the Councillor fee, and the Mayor's fee minus the 15% for the Deputy Mayor's fee*

****This fee includes the Councillor fee and the addition of the 15% deducted from the Mayor's fee*

Councillor Superannuation

At its meeting 10 May 2022, Council resolved as follows:

"That Council make superannuation contribution payments for Councillors from 1 July 2022 in the amount Council would have been required to contribute under the Commonwealth superannuation legislation as superannuation if Councillors were employees of Council."

Councillor superannuation contribution payments are paid separately and in addition to the annual fees. For the 2024/2025 financial year, commencing 1 July 2024, the superannuation guarantee rate is 11.5%.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Reliable Council

4.1 Provide representative, responsive and accountable governance.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

FINANCIAL IMPACT

The matters raised in this report have direct financial implications. The expenditure applicable is provided for in the Draft 2024/2025 Operational Plan.

ATTACHMENTS

There are no attachments associated with this report.

oooO END OF REPORT Oooo

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

10.4.3. CS - Investment Report - April 2024 - (95496, 96332)

Previous Item: 4.4.6, Ordinary (14 May 2024)

Directorate: Corporate Services

PURPOSE OF THE REPORT

The purpose of this report is to 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.

EXECUTIVE SUMMARY

This report indicates that Council held \$94.3 million in investments as at 30 April 2024 and outlines that all investments were made in accordance with the Local Government Act, 1993, the Local Government (General) Regulation, 2021 and Council's Investment Policy.

RECOMMENDATION

That the Monthly Investment Report for April 2024 be received and noted.

BACKGROUND

Council held \$94.3 million in investments as at 30 April 2024. Details on the composition of the Investment Portfolio, and its compliance with Council's Investment Policy are provided below. Details include the financial institutions with which the investments were made, the maturity date (where applicable), the rate of return achieved, the credit rating of the institutions both in the short term and the long term, the percentage of the total portfolio, exposure to credit ratings bands and the spread of maturities.

1. Composition of Investment Portfolio

Tables 1 to 4 below provide details regarding the \$94.3 million in investments as at 30 April 2024.

Table 1: Summary of Council's Investment Portfolio as at 30 April 2024

Product Type	Face Value	% of Total
Term Deposits - Fixed Rate	\$74,000,000	78%
Floating Rate Notes	\$3,350,000	4%
NSW TCorp Long Term Growth Fund	\$1,055,908	1%
At Call Deposits	\$15,901,980	17%
Total	\$94,307,888	100%

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Table 2: Total Investments by Issuer's Long – Term Credit Rating

Long Term Credit Rating	Face Value	% of Total
AA	\$59,901,980	64%
A	\$33,350,000	35%
NSW TCorp Long Term Growth Fund	\$1,055,908	1%
Total	\$94,307,888	100%

Table 3 – Fixed Term Deposits

Financial Institution	Long Term Rating	Maturity Date	Interest Rate	Face Value
Bendigo Adelaide	A-	11-Dec-24	5.07%	\$1,000,000
		5-Feb-25	5.10%	\$2,000,000
Bank of Queensland	BBB+	8-May24	5.20%	\$3,000,000
		22-May-24	5.20%	\$3,000,000
		05-Jun-24	5.20%	\$3,000,000
		16-Oct-24	5.15%	\$2,000,000
		6-Nov-24	5.10%	\$2,000,000
		20-Nov-24	5.15%	\$2,000,000
		30-Mar-28	4.80%	\$1,000,000
National Australia Bank	AA-	15-May-24	5.05%	\$1,000,000
		15-May-24	4.60%	\$3,000,000
		3-Jul-24	5.10%	\$3,000,000
		7-Aug-24	5.10%	\$2,000,000
		19-Aug-24	0.75%	\$3,000,000
		19-Aug-24	5.14%	\$4,000,000
		10-Sep-24	0.80%	\$1,000,000
		10-Sep-24	5.20%	\$1,000,000
		10-Sep-24	5.20%	\$2,000,000
		19-Nov-24	0.75%	\$1,000,000
		11-Dec-24	5.05%	\$4,000,000
		8-Jan-25	5.05%	\$4,000,000
		15-Jan-25	0.80%	\$500,000
		5-Mar-25	1.05%	\$1,500,000
		3-Nov-25	0.95%	\$500,000
Suncorp	A+	8-May-24	5.41%	\$3,000,000
		24-Jul-24	5.15%	\$2,000,000
		7-Aug-24	5.45%	\$1,000,000

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Financial Institution	Long Term Rating	Maturity Date	Interest Rate	Face Value
		14-Aug-24	5.15%	\$1,000,000
		23-Oct-24	5.06%	\$2,000,000
		24-Jan-25	5.22%	\$2,000,000
Westpac	AA-	8-Nov-24	5.06%	\$2,000,000
		8-Jan-25	5.07%	\$1,000,000
		20-Feb-25	4.97%	\$2,000,000
		10-Apr-25	5.07%	\$4,000,000
		2-Apr-25	5.17%	\$1,000,000
			Total	\$74,000,000

Table 4: Floating Rate Notes

Institution	Maturity	Yield	Face Value
Macquarie Bank	14-Sep-26	5.20%	\$800,000
Suncorp	13-Mar-29	5.33%	\$500,000
Bank of Queensland	30-Apr-29	5.69%	\$2,050,000
		Total	\$3,350,000

2. Environmental, Social and Governance (ESG) Investment

Tables 5 and 6 below provide the details on Environmental, Social and Governance (ESG) investments and the proportion compared to the total Investment Portfolio.

Table 5: ESG Investments

Institution	Maturity	Rate	Face Value
Bendigo Adelaide	11-Dec-24	5.07%	\$1,000,000
	5-Feb-25	5.10%	\$2,000,000
Suncorp	8-May-24	5.41%	\$3,000,000
	24-Jul-24	5.15%	\$2,000,000
	7-Aug-24	5.45%	\$1,000,000
	14-Aug-24	5.15%	\$1,000,000
	23-Oct-24	5.06%	\$2,000,000
	24-Jan-25	5.22%	\$2,000,000
	13-Mar-29	5.33%	\$500,000
Westpac	8-Jan-25	5.07%	\$1,000,000
	10-Apr-25	5.07%	\$4,000,000
		Total	\$19,500,000

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

Table 6: Summary of Council's Investment Portfolio in Terms of ESG

Product Type	Face Value	% of Total
Non Fossil Fuel Lending ADIs	\$14,500,000	16%
- Bendigo Adelaide	\$3,000,000	
- Suncorp Bank	\$11,500,000	
Socially Responsible Investment	\$5,000,000	5%
- Westpac	\$5,000,000	
Fossil Fuel Lending ADIs	\$73,751,980	78%
- Bank of Queensland	\$18,050,000	
- Commonwealth Bank	\$15,901,980	
- Macquarie Bank	\$800,000	
- National Australia Bank	\$34,000,000	
- Westpac	\$5,000,000	
Other	\$1,055,908	1%
- NSW TCorp Long Term Growth Fund	\$1,055,908	
Total	\$94,307,888	100%

3. Compliance to Investment Policy

Tables 7 to 8 below summarise Council's exposure limits to the credit ratings bands, term to maturity parameters and compliance with Council's Investment Policy.

Table 7: Exposure Limits to credit ratings bands

Long-Term Credit Rating	% of Portfolio	Policy Maximum	Compliant with Policy
AA	64%	100%	Yes
A	35%	60%	Yes
NSW TCorp Funds	1%	20%	Yes

Table 8: Term to Maturity

Term to Maturity	% of Portfolio	Policy Range	Compliant with Policy
Between 0 and 1 years	92%	40% - 100%	Yes
Between 1 and 5 years	8%	0% - 60%	Yes

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

4. Portfolio Return

Council's investment portfolio (excluding At Call Deposits and NSW TCorp Managed Funds) provided a weighted average return (running yield) as shown in Table 9 below.

Table 9: Portfolio Return

30 April 2024	Monthly Return (Annualised)	Financial Year to Date (Annualised)
Hawkesbury City Council – Investment Portfolio	4.45%	4.43%
Benchmark – Bloomberg Ausbond Bank Bill Index	4.37%	4.35%
Performance Relative to Benchmark	0.08%	0.08%

Relevant Legislation

According to Clause 212 of the Local Government (General) Regulation 2021, 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 investments have been made in accordance with the Act, the Regulation, and the Council's Investment Policy.

Investment Certification

The Responsible Accounting Officer hereby certifies that the investments listed in this report have been made in accordance with Section 625 of the Local Government Act, 1993, Clause 212 of the Local Government (General) Regulation, 2021 and Council's Investment Policy.

DISCUSSION

Council's investments and returns achieved are driven and impacted by economic and market conditions. Council's Investment Advisor, Prudential Investment Services Corp has reviewed Council's investments as at 31 March 2024 and has advised of the following:

"Council's investment portfolio returned 4.45%pa for the month on a marked-to-market basis versus the bank bill index benchmark's 4.37%pa return. Over the past 12 months, the investment portfolio has returned 4.35% versus the bank bill index benchmark's 4.24%.

The NSW TCorpIM Long Term Growth Fund (-2.67% actual) gave back some of its recent gains as the Fund was impacted by the market's reaction to higher than expected inflation results out of the US and Australia and fears of an escalation of the war in Israel.

Without marked-to-market influences, Council's investment portfolio yielded 4.53%pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the FRN and growth fund.

During April, Council had \$18m in maturities across seven term deposits with original terms ranging from 1½ months to 2 years yielding an average rate of 4.73%pa. Council invested the \$19m among eight term deposits with terms between 6½ to 12 months paying an average of 5.07%, including \$5m in two new Westpac Green TDs. Council also took advantage of a newly issued senior ranked floating rate note for its long term portfolio. Council invested \$2.05m in a 5yr Bank of Queensland FRN paying quarterly interest of 3mo BBSW +1.28%pa whose first quarterly rate set is 5.69%pa.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

Council has \$13m in term deposit maturities in May. Looking forward the following is recommended for consideration over the coming month:

- *With the expectation of a rate cut being pushed back due to higher than expected inflation data, term deposit rates have lifted back into the 5.15%-5.30% area across the 6 to 12 month range. Rates still drop off sharply beyond 12 months.*
- *The majors' TD rates, particularly NAB and Westpac (and Westpac Green), are the most competitive even against lower rated banks. Suncorp's rates have not been as competitive as in the recent past as the bank is flush with funds. While they are being offered, TDs in the 5.15%-5.30% area with a major bank is recommended to provide good overall returns and credit quality for the portfolio.*
- *FRNs, whose quarterly interest rate is reset off the 3 month bank bill rate, remain a good option for Council's long dated holdings providing cash flow allows. Council has been proactive in adding new FRNs from highly rated Australian owned banks to the portfolio. New issues suitable for Council will continue to be monitored.*

It is expected that Council's portfolio will achieve above benchmark returns over the medium/long term with prudent investment selection and holding the securities for the recommended time horizons of their asset classes."

Restriction of Funds

Council's total investment portfolio as at 30 April 2024 included funds that are restricted as to what they can be expended on.

Table 10: Restriction of Funds

Restriction Type	April 2024	%	March 2024	%	Monthly Change
External Restrictions - S7.11 and S7.12 Developer Contributions	\$29,759,270	31.56%	\$29,590,748	33.48%	\$168,522
External Restrictions - Western Parkland City Liveability Program	\$311,865	0.33%	\$333,712	0.38%	(\$21,847)
External Restrictions - Bushfire and Flood Grants	\$8,793,878	9.32%	\$7,552,254	8.54%	\$1,241,624
External Restrictions - West Invest Program	\$10,348,980	10.97%	\$11,515,840	13.03%	(\$1,166,860)
External Restrictions - Other (e.g. domestic waste, sewerage, loans)	\$11,088,688	11.76%	\$6,211,167	7.03%	\$4,877,521
Internal Restrictions (e.g. election, workers compensation, Employee Leave Entitlements)	\$30,384,859	32.22%	\$30,626,725	34.65%	(\$241,866)
Unrestricted	\$3,620,348	3.84%	\$2,554,461	2.89%	\$1,065,887
Total	\$94,307,888		\$88,384,907		\$5,922,981

As there are timing differences between the accounting for income and expenditure in line with the Operational Plan, and the corresponding impact on Council's cash funds, a sufficient level of funds is required to be kept at all times to ensure Council's commitments are met in a timely manner. Council's cash management processes are based on maintaining enough cash levels to enable commitments

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

to be met when due, while at the same time ensuring investment returns are maximised through term investments where possible.

In addition to funds being fully allocated to fund the Operational Plan activities, funds relating to closed self-funded programs and that are subject to legislative restrictions cannot be utilised for any purpose other than that specified. Externally restricted funds include funds relating to Section 7.11 and Section 7.12 Contributions, Domestic Waste Management, Sewerage Management, Stormwater Management and Grants.

Funds subject to an internal restriction refer to funds kept aside for specific purposes, or to meet future known expenses. This allows for significant expenditures to be met in the applicable year without having a significant impact on that year. Internally restricted funds include funds relating to Tip Remediation, Workers Compensation, and Elections.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Reliable Council

4.3 Build strong financial sustainability for now and future generations.

FINANCIAL IMPACT

The matters raised in this report have direct financial implications. The income applicable is provided for in the Adopted 2023/2024 Operational Plan.

ATTACHMENTS

There are no supporting documents for this report.

oooO END OF REPORT Oooo

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

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ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

10.4.4. CS - Proposed Road Closure Part of 111 and 112 Horans Lane, Grose Vale - (95496,159585)

Previous Item: 4.4.2, Ordinary (13 February 2024)

Directorate: Corporate Services

PURPOSE OF THE REPORT

This report has been prepared following the public exhibition of the proposed road closure of part of 111 and 112 Horans Lane, Grose Vale. The report considers submissions received during the public exhibition period and recommends that Council endorse the road closure as shown in Attachment 1 to this report, being part of the portion of the road reserve located within 111 and 112 Horans Lane, Grose Vale.

EXECUTIVE SUMMARY

At its Ordinary Meeting on 13 February 2024, Council resolved to publicly exhibit and notify adjoining owners of the proposed road closure located within 111 and 112 Horans Lane, Grose Vale, as shown on the location plan attached as Attachment 1, to this report. The proposal was placed on public exhibition for a period of 28 days from 11 March 2024 to 8 April 2024 and three submissions were received.

The submissions and the Officer's responses to the submissions are presented to Council for consideration.

This report recommends that Council approve the proposed road closure as provided at Attachment 1 to this report.

RECOMMENDATION

That:

1. Council approve the road closure as shown in Attachment 1 to this report, being part of the closed portion of the road reserve located within 111 and 112 Horans Lane, Grose Vale.
 2. Authority be given for the Road Closure Plan, and any documentation in association with the matter to be executed under the Seal of Council.
 3. Following title creation of Lots 21 and 22 in Deposited Plan 1015916, Council classify the parcels of land as 'Operational' under Section 31(2A) of the Local Government Act, 1993.
 4. Council negotiate with the owners of 111 and 112 Horans Lane, Grose Vale for the sale of the land that will be known as Lots 21 and 22 in Deposited Plan 1015916. Once agreements are reached to sell the land, the matter be reported back to Council.
-

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

BACKGROUND

In June 2023, the owner of 112 Horans Lane, Grose Vale applied to Council to close the Quarter Sessions Road that runs through their property. A small portion of the Quarter Sessions Road also runs through an adjoining owners property at 111 Horans Lane, Grose Vale.

The road closure plan is attached as Attachment 1 to this report and shows Lots 21 and 22, formally Quarter Sessions Road 6.095 wide. Proposed Lot 21 (part of 112 Horans Lane, Grose Vale) is approximately 4,400m² and proposed Lot 22 (part of 111 Horans Lane, Grose Vale) is approximately 116m². These areas are an approximate only, as mentioned on the plan due to no physical formation and no dimensions being available.

At Council's Ordinary meeting on 13 February 2024, Council resolved as follows:

"That:

1. *Council publicly exhibit and notify adjoining owners of the proposed road closure located within 111 and 112 Horans Lane, Grose Vale as shown in the location plan attached as Attachment 1, to this report.*
2. *At the expiration of the public exhibition period outlined in Part 1, the following action be taken:*
 - (a) *Should any submissions be received regarding the proposed road closure, a further report be submitted to Council, or*
 - (b) *Should no submissions be received:*
 - i.. *Council approve the road closure as shown in Attachment 1 to this report, being part of the closed portion of the road reserve located within 111 and 112 Horans Lane, Grose Vale.*
 - ii. *Authority be given for the Road Closure Plan, and any documentation in association with the matter to be executed under the Seal of Council."*

The proposal was placed on public exhibition from 11 March 2024 to 8 April 2024 and three submissions were received.

DISCUSSION

Whilst no notifiable authorities made comments on the proposed road closure, Council received three submissions, which are summarised with the Council Officer's responses provided below:

Submission	Officer Response
1. Agrees that road closure meets criteria but has concerns surrounding the likelihood of a future Development Application and its impact on their property and the wider community.	Council Officers met with the submitter prior to the lodgement of their submission to discuss their concerns. They were advised Council cannot provide comments beyond the road closure process and potential Development Applications. Should a future Development Application be lodged, if it is not a complying or exempt development, Council will carry out notification, with the relevant planning documentation for

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 11 June 2024

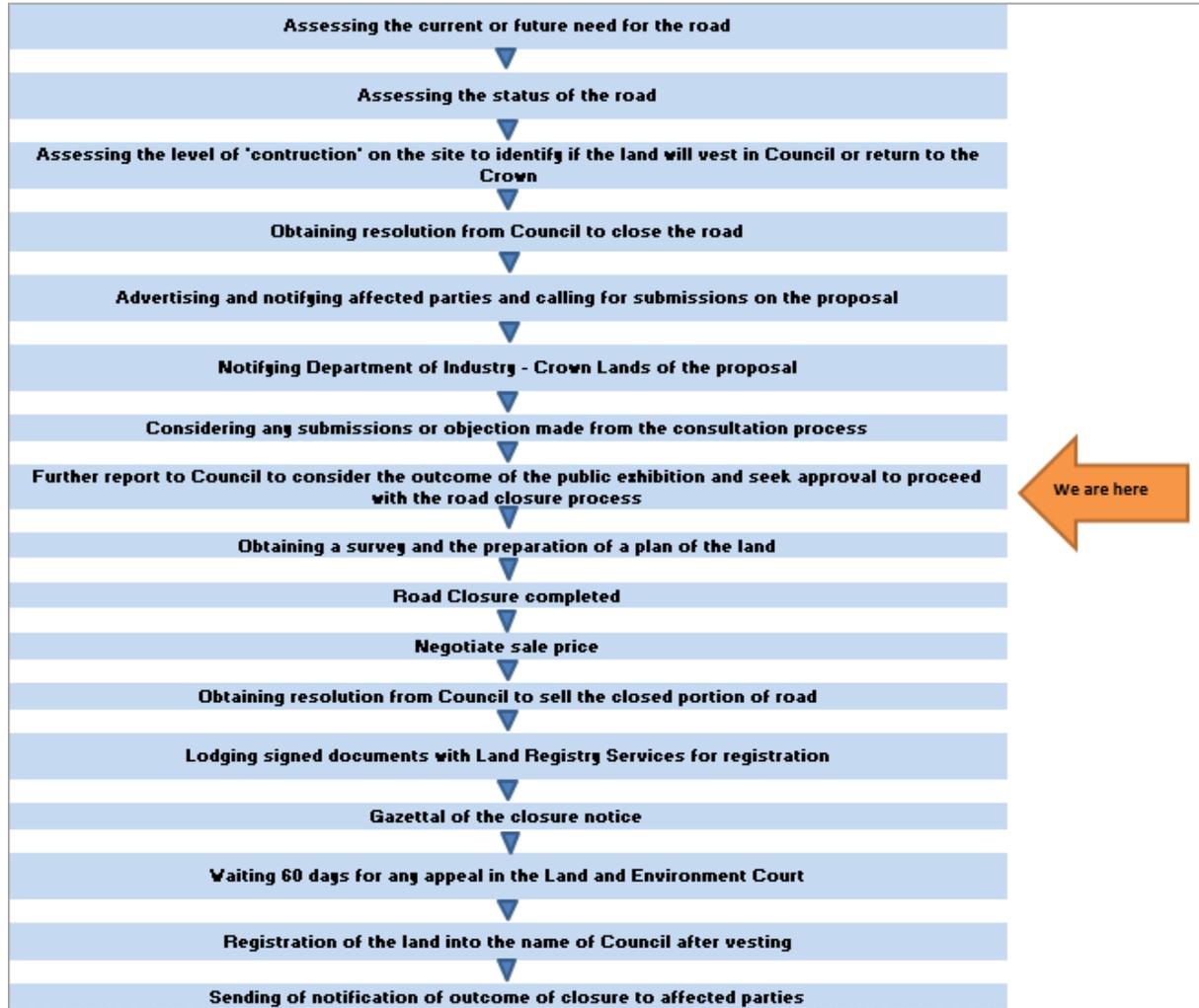
Submission	Officer Response
	consideration by the public. An objection could be made at that time.
<p>2. That this action is a pre-requisite for owners of 112 Horans Lane to re-submit a new Development Application for the subdivision of 112 Horans Lane. Opposed to any such subdivision is made on the basis of:</p> <ul style="list-style-type: none">• Horans Lane is not suitable or equipped to support any increase of road traffic and waste collection.• Land erosion and run off during wet weather events would potentially cause pollution to Little Wheeny Creek.• Ecologically it would be a major negative to adjoining 'conservation' bushland, waterways and native flora/fauna• It will have a negative impact on the value of neighbouring properties.	Should a future Development Application be lodged for a subdivision, Council will carry out notification, with the relevant planning documentation for consideration by the public. An objection could be made at that time.
<p>3. There have been no previous issues concerning this road, therefore why alter the status quo and proceed with the closure now</p>	Council received a request to close the road from the owner of 112 Horans Lane in July 2023. Council is processing this request in accordance with the Roads Act, 1993.

Whilst submissions were received, the submitters were not opposed to the proposed road closure, but rather any future Development Application that may follow.

Should Council proceed with the road closure, NSW Crown Land have confirmed that the road will be vested in Council after closure. Section 38D(1) of the Roads Act 1993 states that: After considering any submissions that have been duly made with respect to the proposal, the council may, by notice published in the Gazette, close the public road concerned.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

If Council endorses the closure of the road after considering the submissions received, then the next steps in the procedure for the closing of a road involve:



Once the road closure process has been completed and the land vests with Council, a registered valuer will be engaged and Council will then negotiate the sale of the land with the adjoining owners. Once agreements are reached, this will be reported to Council.

If Council does not proceed with the proposed road closure and sale of the closed road and transfer process, the land would remain in Council's name with a notation on title that the land is a road reserve. The land would remain in Council's ownership with ongoing maintenance within the adjoining road reserve.

It is recommended that Council proceed with the proposed road closure. The road reserve is not required by Council and the proposed closure would not affect access to other properties. Any future Development Applications would be assessed on its own merits against the relevant planning legislation and is a separate process to the road closure.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

COMMUNITY ENGAGEMENT

The proposed road closure was been publicly exhibited in accordance with Section 38B of the Roads Act 1993 where it states that the consultation must notify the public of the proposal and call for submissions. The proposal was placed on public exhibition from 11 March 2024 to 8 April 2024 by:

- Public notification on Your Hawkesbury Your Say
- Direct mailing to adjoining land owners
- Notification to prescribed authorities
- Notification to Department of Crown Lands

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Great Place to Live

- 1.4 Facilitate the delivery of infrastructure through relevant agencies for Council's own works.
- 1.5 Provide the right places and spaces to serve our community.

FINANCIAL IMPACT

There are no financial implications applicable to this report. The expenditure applicable in regard to this matter will be borne by the applicant.

ATTACHMENTS

AT - 1 Road Closure Plan

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

10.5. INFRASTRUCTURE SERVICES

Nil reports.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 11 June 2024

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ORDINARY MEETING

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 11 June 2024

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Nil reports.

ORDINARY MEETING

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 11 June 2024

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ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 11 June 2024

12. NOTICES OF MOTION

Nil reports.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 11 June 2024

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ORDINARY MEETING
13. QUESTIONS WITH NOTICE
Meeting Date: 11 June 2024

13. QUESTIONS WITH NOTICE

Nil questions.

ORDINARY MEETING
13. QUESTIONS WITH NOTICE
Meeting Date: 11 June 2024

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ORDINARY MEETING

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

Meeting Date: 11 June 2024

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

14.1.1. Responses to Councillor Questions Taken on Notice at the Council Meeting – 28 May 2024

The following questions were raised from Councillors regarding matters on the Council Meeting Business Paper of Tuesday, 28 May 2024. These questions were taken on notice and the responses are provided below:

#	Councillor	Question	Response
1	Kotlash	Do we know which wetlands are natural and which ones aren't?	This is being investigated and will be reported back to a future Council Meeting.
2	Wheeler	When will the tender for the Howe Park project go out to market?	The tender for Howe Park embankment stabilisation works is anticipated to be issued in July 2024.
3	Wheeler	Mitchell Drive and Ian Street, Glossodia, can I get some feedback on whether we have inspected the works and whether we are happy with the work done? What feedback has Council had on these works from local residents?	Works have been inspected by Council's Project Manager and Contractor. The majority of the works are satisfactory with minor rectifications works to be completed, such as line marking, turf and other miscellaneous civil works. All key hold point inspections for civil works were completed by the Council Project Manager and quality inspections were completed throughout the duration of the project. The project is completed and has been signed off. Several residents have provided positive feedback regarding drainage improvements as a result of works being completed. However, Council has received one complaint regarding driveway works which is being investigated.
4	Wheeler	Which section of Kurmond Road is due for repair next? Can we get an indication of when the section of Kurmond Road closest to the Putty Road will be repaired?	The next planned sections of road rehabilitation works on Kurmond Road will be between Geakes Road and Reserve Road intersections. Kurmond Road closest to Putty Road is not in Council's Operational Plan but will be inspected for review to be included in the Capital Works rolling program.
5	Wheeler	What security arrangements do we have in place for Woodbury Reserve?	Security of the site during the construction period is the responsibility of the contractor. Council regularly inspects the site to ensure security measures are satisfactorily maintained and will instruct the contractor to rectify if required.
6	Lyons-Buckett	Where in the budget is the additional money going towards Turnbull Oval?	The Council contribution to the Turnbull Oval project is \$3,764,567. Turnbull Oval is currently in the early stages of concept design. As the design

ORDINARY MEETING

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

Meeting Date: 11 June 2024

#	Councillor	Question	Response
			progresses and a Quantity Surveyors Report is undertaken there will be a clearer indication of how much of the funding will be utilised for different components of the project upgrade. The usage of grant funding money will be prioritised over council contributed funding.

oooO END OF REPORT Oooo

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 11 June 2024

15. CONFIDENTIAL REPORTS

15.1. GENERAL MANAGER

Nil reports.

15.2. CITY PLANNING

Nil reports.

15.3. CORPORATE SERVICES

15.3.1. CS - Acquisition - 6 McKinnons Road, Wilberforce - (95496, 159585)

Previous Item: 4.5.2, Ordinary (13 February 2024)

Directorate: Corporate Services

REASON FOR CONFIDENTIALITY

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

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

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

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 11 June 2024

15.3.2. CS - Appointments to the Hawkesbury Local Planning Panel - (96333)

Directorate: Corporate Services

REASON FOR CONFIDENTIALITY

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

Specifically, the matter is to be dealt with pursuant to Section 10A(2)(a) of the Act as it relates to personnel matters concerning particular individuals (other than councillors).

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

15.4. INFRASTRUCTURE SERVICES

15.4.1. IS - Divestment of Windsor Sewerage Scheme - (95495)

Directorate: Infrastructure Service

REASON FOR CONFIDENTIALITY

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

Specifically, the matter is to be dealt with pursuant to Section 10A(2)(g) of the Act as it relates to in part, legal advice and it is considered that the release of the information, if disclosed, would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and, therefore, if considered in an open meeting would, on balance, be contrary to the public interest.

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

oooO END OF REPORT Oooo



Ordinary Meeting

End of Business Paper

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