



ORDINARY MEETING

Date of meeting: 11 March 2025
Location: Council Chambers
Time: 6:30 PM PM

BUSINESS PAPER

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1. WELCOME

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1. WELCOME

a) Acknowledgement of Indigenous Heritage

The Mayor, Councillor Les Sheather 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

In accordance with Section 233A of the Local Government Act 1993, Councillors have taken 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.

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5. CONFIRMATION OF MINUTES

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6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

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7. CONDOLENCES

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7. CONDOLENCES

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

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8. MAYORAL MINUTES

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8. MAYORAL MINUTES

8.1.1. MM – Hawkesbury Woodcraft Cooperative

BACKGROUND

Hawkesbury Woodcraft Cooperative currently lease 15 Woodlands Road, Wilberforce from the Scout Association of Australia. The Scouts Association are selling the property and Hawkesbury Woodcraft Cooperative have been advised that they need to vacate the premises by May 2025.

Hawkesbury Woodcraft Cooperative have been looking for alternative premises to lease for the last three years and whilst they viewed potential premises, none were suitable. The most recent site considered was sharing the Secret Garden at Western Sydney University, however the cost to bring power and water to the site were probative to their finances, without access to funding sources.

A new potential Council owned site has now been identified at Woodlands Park, 245 Sackville Road, Wilberforce. The potential site is known as the mowed area of the old netball courts on the southern end of Woodlands Park. A location plan is attached as Attachment 1 to this Mayoral Minute, showing the potential site at Woodlands Park, in blue and to Cooperative's current location shown in red.

Woodlands Park is managed on behalf of Council by the Hawkesbury Sports Council Inc. The potential site at Woodlands Park is close to power and sewer and after discussion with the Hawkesbury Sports Council, they do not have any proposed use of the subject site and have indicated that the site would be available for Hawkesbury Woodcraft Cooperative to use.

It is considered that Council would commence negotiations with Hawkesbury Woodcraft Cooperative to use this part of Woodlands Park as a Men's Shed.

RECOMMENDATION

That:

1. Council commence negotiations with Hawkesbury Woodcraft Cooperative to use part of Woodlands Park, 245 Sackville Road, Wilberforce as shown in Attachment 1 to this Mayoral Minute, for the purpose of a community shed.
2. Following completion of the negotiations outlined in part 1, the matter be reported to a future Council Meeting.

NOTE BY MANAGEMENT

Under Council's Property Management Policy the Hawkesbury Woodcraft Cooperative may seek a reduced annual rental of up to 97.5%, if they provided evidence of their not-for-profit status.

If this Mayoral Minute is endorsed by Council, then Council Staff can undertaken negotiations with Hawkesbury Woodcraft Cooperative in regard to:

- The Licence Agreement terms and conditions
- Annual Licence Fees
- Responsibility for costs and preparation of any relevant development application, and

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- Responsibility for costs and construction and materials for a new shed, as well as ongoing maintenance and utility costs.

ATTACHMENTS

AT -1 Location Plan

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Attachment 1 – Location Plan



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**9. EXCEPTION REPORTS - ADOPTION OF ITEMS NOT IDENTIFIED FOR DISCUSSION AND
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10. REPORTS FOR DETERMINATION

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10.1. PLANNING DECISIONS

Nil reports.

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10. REPORTS FOR DETERMINATION

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10.2. GENERAL MANAGER

10.2.1. GM - Draft Community Strategic Plan - Our Hawkesbury 2045 (79351)

Previous Item: 101, Ordinary (14 June 2022)

Directorate: General Manager

PURPOSE OF THE REPORT

The purpose of this report is to submit the Draft Community Strategic Plan - Our Hawkesbury 2045 to Council for approval to place on public exhibition.

EXECUTIVE SUMMARY

This report presents the Draft Community Strategic Plan – Our Hawkesbury 2045, building on the previous plan and developed through extensive research and community engagement. The Community Strategic Plan (CSP) is the highest-level plan under the Integrated Planning and Reporting Framework (IP&R), setting out the long-term vision, priorities, and strategies for the future of the Hawkesbury. Following the NSW local government election in September 2024, Council must review and endorse the revised CSP by 30 June 2025.

The CSP review has involved a comprehensive engagement program, ensuring broad community and stakeholder input, including outlying communities. Engagement activities have included surveys, community forums, workshops, and participation at key events, with further consultation planned during the public exhibition period proposed for 13 March to 13 April 2025. The revised CSP, attached as Attachment 1, refines the strategic directions, updates the community vision, and enhances tracking through community indicators.

The public exhibition will allow further stakeholder feedback, with final endorsement anticipated at the 10 June 2025 Council meeting. This process ensures the CSP reflects the aspirations and priorities of the Hawkesbury community while aligning with best practice and IP&R legislative requirements.

RECOMMENDATION

That the Draft Community Strategic Plan - Our Hawkesbury 2045, attached as Attachment 1 to the report be approved for public exhibition and that Council give public notice of the exhibition for a minimum of 28 days, in accordance with Sections 402 and 406 of the Local Government Act 1993.

BACKGROUND

The Community Strategic Plan (CSP) is the highest level plan developed by Council under the Local Government Integrated Planning and Reporting Framework (IP&R). The CSP, which is prepared by a Council on behalf of its community, aims to capture the community's long term plan (10+ years) for the City's future, including:

- The community's vision and aspirations for the future.
- The main priorities and outcomes sought by the community.
- Strategies to achieve these outcomes and measures to assess their effectiveness.

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Under the Integrated Planning and Reporting Framework (IP&R), the NSW Local Government elections mark the conclusion of the IP&R planning cycle, triggering requirements to review and develop key strategic documents.

Following an ordinary election, a Council must review its Community Strategic Plan (CSP) before 30 June following the election (IP&R Essential Element 1.10).

Hawkesbury City Council is therefore required to review and endorse its Community Strategic Plan by 30 June 2025. Council has been coordinating the CSP review project, aligning directly to all Essential Elements under IP&R. Work to date includes significant community and stakeholder engagement, best practice reviews and document drafting.

As part of the community engagement process and compliance with IP&R, the CSP must be placed on public exhibition for a period of at least 28 days. Feedback received through the public exhibition period must be considered prior to the endorsement of the final CSP.

DISCUSSION

This report presents the Draft Community Strategic Plan - Our Hawkesbury 2045. This Plan builds upon the previous CSP (Our Hawkesbury 2042), and was developed through extensive research and community engagement, including:

- Analysing the current state of the city and region from a range of economic, social and environmental perspectives (documented in the State of our City Report presented to the 26 November 2024 Council meeting).
- Engaging with the community to understand:
 - Their changing needs and priorities.
 - The effects of significant events including natural disasters over the last four years.
 - The effectiveness of the current CSP in delivering positive outcomes.
 - Key challenges and opportunities for the future of the Hawkesbury.
- Benchmarking against other CSP's, key strategies and IP&R to ensure best practice documents are developed.

Community Engagement

Community engagement is critical in ensuring that the vision, priorities, and long-term objectives reflect the changing needs and aspirations of Hawkesbury's residents, businesses, and stakeholders.

A significant engagement campaign has been undertaken to inform the CSP review. The program was designed to align directly to the recently adopted Communications and Engagement Strategy, to ensure an effective cross section of stakeholders were provided the opportunity to input.

Much of the engagement activities focused on exploring future focus areas, priorities, challenges and opportunities for the Hawkesbury, as well as major changes experienced over the last 4 years, including those related to natural disasters. The CSP aims to effectively acknowledge and balance a wide range of perspectives on future challenges and opportunities. A key priority was ensuring outlying communities had the opportunity to provide input.

A range of recent engagements for other strategies, projects and initiatives were also reviewed to ensure alignment of key priorities and themes.

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The major engagement activities have included:

- Community Satisfaction Survey 2023 (400 Respondents)
- CSP Review Survey - Your Hawkesbury Your Say (150+ Respondents)
- Hawkesbury Show Engagement (200+ Engaged)
- CSP Future Forum Focus Groups - Face to Face (St Albans, Kurrajong, Windsor and Colo)
- Volunteer Engagement (Bushcare and Library)
- Staff Engagement
- Councillor Engagement (Workshops)

Future engagements are planned in March 2025 including the public exhibition, a targeted CALD initiative as well as an activity at the forthcoming Student Leadership Program. An Engagement Insights Report will be tabled with the final CSP, outlining the complete set of engagement activities and the data supporting the review.

Major Amendments

The revised Draft CSP retains the focus of the previous CSP. The changes made to the document reflect the best practice reviews and refined community priorities and aspirations. The goal has been to strengthen all aspects of the CSP, ensuring it simply and clearly reflects the community's priorities and strategies for the future. Close attention has been paid to capture the differing roles, challenges and opportunities of areas across the Hawkesbury.

Major changes include:

- An update to the Community Vision from "retaining our lifestyle and identity" to "to preserve and enhance our lifestyle and identity".
- The refinement of the four Strategic Directions (previously Community Outcomes) to:
 - Great Place to Live
 - Sustainable Environments and Heritage
 - Thriving Economy
 - Effective Leadership
- The addition of Guiding Principles under each Strategic Direction.
- The development of revised Strategies under each Strategic Direction.
- The addition of Delivery Partners under each Strategic Direction.
- The addition of Community Indicators under each Strategic Direction, which will significantly improve the ability to monitor and track progress against the CSP.
- Redesign of key elements to ensure the document is readable and clearly articulated.

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Public Exhibition

The public exhibition of the Draft CSP is an essential component of the ongoing engagement process. The public exhibition period ensures that stakeholders are able to engage with, and provide feedback on, the plan prior to its formal endorsement.

Council will publicly exhibit the document for a minimum period of 28 days to allow stakeholder input and consideration of the proposed draft CSP. The exhibition period is planned to occur between 13 March 2025 and 13 April 2025.

During this period, Council will actively promote feedback on the CSP through various channels including Council's website, social media and Your Hawkesbury Your Say. Further engagement opportunities will be identified and delivered as required throughout the exhibition period.

A further report seeking final endorsement will be provided to Council outlining any comments received and any major changes made to the Draft CSP in response. This report is anticipated to be presented to the 10 June 2025 Council meeting.

COMMUNITY ENGAGEMENT

It is proposed that the Draft Community Strategic Plan - Our Hawkesbury 2045 be placed on public exhibition for a minimum of 28 days.

The public exhibition of these documents will be advertised at a minimum through:

- Council's website
- Social Media
- Your Hawkesbury Your Say
- Hard copies available at Council's Administration Building and Libraries.

Submissions can be made in writing or through Your Hawkesbury Your Say.

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.
- 4.3 Build strong financial sustainability for now and future generations.
- 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.

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FINANCIAL IMPACT

There are no financial implications applicable to this report.

RISK MANAGEMENT CONSIDERATIONS

Effective risk management ensures the CSP is accurate, inclusive and complies with the Local Government Act 1993 including IP&R. The plan must be based on reliable, up to date data to align with community needs and avoid misinformed decision making. Comprehensive and inclusive engagement is essential to capture diverse perspectives and prevent underrepresentation of key groups. Additionally, the CSP must comply with IP&R to ensure its validity and alignment with state and regional planning priorities. By addressing these risks, Council can develop a CSP that is well-informed, representative, and compliant with requirements.

ATTACHMENTS

AT - 1 Draft Community Strategic Plan - Our Hawkesbury 2045 (*Distributed under separate cover*).

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10.2.2. GM - 2025 National General Assembly of Local Government (79351)

Previous Item: 10.2.2, Ordinary (18 February 2025)

Directorate: General Manager

PURPOSE OF THE REPORT

The purpose of this report is to consider the attendance of Councillors at the 2025 National General Assembly of Local Government (Conference) to be held in Canberra from 24 to 27 June 2025 and to consider the submission of motions for the Conference.

EXECUTIVE SUMMARY

The Australian Local Government Association (ALGA) is the peak organisation for Local Government. Each State Local Government Association and the Local Government Association of the Northern Territory are members of the ALGA. Hawkesbury City Council is a member of the NSW peak body, Local Government NSW.

The National General Assembly is an Annual Conference convened by the ALGA and will be held at the National Convention Centre, Canberra from Tuesday, 24 June 2025 to Friday, 27 June 2025.

This report considers the attendance of Councillors at the National General Assembly and the submission of motions to the National General Assembly.

RECOMMENDATION

That:

1. Consideration be given to the participation of nominated Councillors, and staff as considered appropriate by the General Manager, at the 2025 National General Assembly of Local Government from Tuesday, 24 June 2025 to Friday, 27 June 2025.
2. After participating in the 2025 National General Assembly, delegates provide a written report to the General Manager detailing the proceedings and findings, as well as any other aspects of the Assembly relevant to Council business and/or the local community.

BACKGROUND

Convened annually by the Australian Local Government Association, the National General Assembly (NGA) of Local Government is the peak annual event for Local Government.

The Assembly provides the opportunity for Councils to come together, share ideas, debate motions and unite and further build the relationship between Local Government and the Australian Government.

The Australian Local Government Association has called for motions to be considered at the National General Assembly of Local Government and asked Councils to submit any motions electronically by Monday, 31 March 2025.

DISCUSSION

Motions

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The Australian Local Government Association (ALGA) has called for motions to be considered at the 2025 National General Assembly and have asked Councils to submit any motions by Monday, 31 March 2025.

The ALGA distributed information to Councils concerning the criteria for the submission of Conference motions, and a report concerning Conference motions was provided to the Council Meeting of 18 February 2025.

At its meeting of 18 February 2025, Council resolved:

"That:

- 1. Councillors provide any proposed motions for the 2025 National General Assembly of Local Government to the General Manager by Friday, 28 February 2025.*
- 2. A further report be provided to the Council Meeting of Tuesday, 11 March 2025 to consider motions for submission to the 2025 National General Assembly."*

The General Manager's Office has not received any Conference motions for the 2025 National General Assembly of Local Government. Accordingly, it is proposed that no motions be submitted to the 2025 National General Assembly.

Attendance

Consideration is required regarding attendance at the 2024 National General Assembly of Local Government. Information concerning the Conference has been made available and is summarised as follows:

What	Details
Conference Name	2025 National General Assembly of Local Government
Type	In person attendance
Date	Tuesday, 24 June 2025 to Friday, 27 June 2025
Location	National Convention Centre, 31 Constitution Avenue, Canberra
Participants	Mayor and Councillors
Cost	For early bird registration (payment received before 23 May 2025) the cost is \$979.00 for attendance, plus accommodation and travel expenses per delegate. There is an option to participate in a specialised forum on regional issues at a cost of \$479.00 per delegate or \$279.00 if also attending the National General Assembly. Single Day Conference registrations are also available at \$529.00 per day for attendance. An optional General Assembly Dinner is available on 26 June 2025 at a cost of \$179.00 per delegate. Additional information concerning the Conference is available by accessing the following link: 2025 National General Assembly of Local Government

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Consideration should be given to the relevance of the National General Assembly to Council's business and available budget to cover costs of attendance.

Where relevant, after participating in the National General Assembly, delegates are requested to provide a written report to the General Manager detailing the proceedings and findings, as well as any other aspects of the National General Assembly relevant to Council business and/or the local community.

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.

4.4 Build strong relationships and shared responsibilities.

FINANCIAL IMPACT

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

Cost of participation in the 2025 National General Assembly will be approximately \$979.00 per delegate for attendance plus accommodation and travel expenses.

2024/2025 Budget for Delegate Conference Expenses - Payments made:

Total Budget for Financial Year 2024/2025	Total Budget for Financial Year 2024/2025
Expenditure to date	\$14,629
Outstanding commitments	Nil
Budget balance as of 3 March 2025	\$6,486

RISK MANAGEMENT CONSIDERATIONS

There are no risk management considerations associated with this report.

ATTACHMENTS

There are no supporting documents for this report.

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10.3. CITY PLANNING

10.3.1. CP - Draft Plan of Management- North Richmond Park (Turnbull Oval) (95498, 124414)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to present the Draft Plan of Management for North Richmond Park (Turnbull Oval), in order to obtain endorsement to refer the Draft Plan to the Minister for Crown Lands for review and endorsement prior to public exhibition.

EXECUTIVE SUMMARY

The Draft Plan of Management for North Richmond Park (Turnbull Oval) has been developed in response to the Crown Land Management Act 2016 which requires council Crown Land Managers to develop plans of management for all Crown reserves under their management. The Plan of Management provides a framework for managing the land and sets out how the land is intended to be used, managed, maintained, and enhanced in the future.

This report outlines the key considerations for preparation of the Draft Plan of Management for North Richmond Park (Turnbull Oval) and seeks Council's endorsement to submit the Draft Plan to the Minister for Crown Lands for review and endorsement ahead of publicly exhibiting the Draft Plan, and reporting the matter back to Council for adoption.

RECOMMENDATION

That Council:

1. Submit the Draft Plan of Management for North Richmond Park (Turnbull Oval), attached as Attachment 1 to the report, to the Minister for Crown Lands for review and endorsement ahead of placing the Draft Plan on public exhibition.
2. Endorse the Draft Plan of Management for North Richmond Park (Turnbull Oval) for the purpose of public exhibition.
3. Report the matter back to Council for consideration following public exhibition.

BACKGROUND

The Draft Plan of Management for the North Richmond Park (Turnbull Oval) is accompanied by a Draft Concept Plan which illustrates proposed physical changes to North Richmond Park (Turnbull Oval).

Council secured funding from the NSW State Government in 2023 for ten community asset projects through the Western Sydney Infrastructure Grant (WSIG) funding program, including Turnbull Oval, which is a part of North Richmond Park.

North Richmond Park (Turnbull Oval) is a multi- purpose sporting, recreation and community facility which hosts organised activities such as field sports (AFL, baseball, cricket, rugby league, soccer, touch football) court sports (tennis, netball), school sports/athletics, carnivals and international dog shows.

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The preparation of a stand-alone Plan of Management for North Richmond Park (Turnbull Oval) reflects:

- The proposed significant upgrade to the North Richmond Park (Turnbull Oval)
- That is the only sporting field west of the Hawkesbury River in the Hawkesbury LGA that hosts rugby league competitions, and
- The existing facility has a turf cricket wicket of a particularly high standard.

The redevelopment of North Richmond Park (Turnbull Oval) and current facilities will enable the Park to better cater to the increasing needs and expectations of the growing community, benefit local football codes and cricket teams, and provide for both male and female participation in sports.

Upon adoption, this Draft Plan of Management will supersede the Generic Plans of Management: Sportsgrounds adopted by Council in 2011 as they apply to North Richmond Park (Turnbull Oval).

Subject Site

This Draft Plan of Management applies to North Richmond Park (Turnbull Oval) at 7 Beaumont Avenue (Crown Land) and 7a Beaumont Avenue North Richmond (Council owned Community Land) as shown in Figure 1.

Location Plan



Figure 1 North Richmond Park (Turnbull Oval)

Key features of North Richmond Park (Turnbull Oval) include:

- Two rectangular sports fields/one cricket oval
- Amenities building with covered area
- Lighting and spectator seating
- Two cricket practice nets
- Four sports courts (three sealed, one grass)

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- Play equipment.

Relevant Legislation

Crown Land Management Act 2016, Aboriginal Land Rights Act 1983, Local Government Act 1993, and the Environmental Planning and Assessment Act 1979.

DISCUSSION

The objectives of the Draft Plan of Management are to:

- Provide a framework for the ongoing improvement, use, maintenance and management of North Richmond Park over the next 10 years
- Comply with relevant legislation, particularly the Crown Land Management Act 2016, Native Title Act 1993, and the Local Government Act 1993
- Be consistent with Hawkesbury City Council's relevant strategies, plans and policies
- Reflect the values and expectations of the community, user groups, local residents and workers, and all other users who will use and enjoy North Richmond Park
- Protect, enhance and balance the sporting, recreational, community, environmental and open space values
- Guide future uses and developments of North Richmond Park
- Authorise future uses and developments and user agreements (leases, licences and other estates) on the land
- Categorise community and Crown land within North Richmond Park to reflect proposed uses
- Identify and authorise the proposed Sydney Water sewer easement
- Include clear and achievable management strategies, actions and performance targets which reflect Council's corporate planning goals and plans
- Identify priorities for the allocation of resources to inform future capital works and maintenance programs consistent with identified community and user needs.

Based on the established values for this site, it was important to generate management principles for which recommendations for use and development of North Richmond Park (Turnbull Oval) will be made. As owner of land within the Park and Crown Land Manager, Council intends to manage North Richmond Park (Turnbull Oval) to:

- Preserve the aspects of the reserves that are particularly valued
- Limit additional developments that do not relate to the reserves' roles
- Ensure continued public access where appropriate
- Continue to provide high quality and well-maintained spaces and facilities
- Maintain the current balance of sporting facilities to informal recreation areas

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- Provide opportunities for informal recreation, community uses, cultural activities, and social interaction
- Allow limited approved public cultural events which are ancillary to and supportive of the public recreational use of the precinct, and that have acceptable impacts on public recreational, residential and open space amenity
- Minimise intensification of uses that have impacts on users and the local community
- Ensure future uses are compatible with existing activities and the carrying capacity of facilities and settings
- Ensure safety of visitors to the reserves.

The vision for North Richmond Park (Turnbull Oval) is reflected in the Concept Plan, and also the Action Plan contained in the Draft Plan of Management.

Council's objectives for North Richmond Park is derived from the objectives for recreation and open space set out in the Hawkesbury Recreation and Open Space Strategy are to:

- Offer recreation opportunities for play and youth that reflect all ages and interests
- Optimise access to the public open space for all residents
- Enable simple wayfinding and provide accessible information and interpretation
- Enhance natural values, habitat connectivity and viability
- Protect major open space assets by location or adaptation to minimise flood damage
- Adapt parks to meet the potential impacts of climate change (flood, storm, high temperatures)
- Employ water sensitive design principles to stormwater and in all open spaces
- Establish and maintain the open space character of the South Windsor locality
- Draw on the history and natural environment in creating a local identity for the park
- Enhance basic amenity
- Administer sports to optimise recreation opportunity, involvement of the community, and provide equity of opportunity
- Develop and maintain the park to meet the principles of Crime Prevention Through Environmental Design
- Integrate community participation in the design, management and delivery of the open space and community hub.

These objectives have been used to guide policy development and formulation of the Action Plan.

Concept Plan

The Concept Plan for North Richmond Park (Turnbull Oval) shown in Figure 2 has been developed by incorporating ideas and feedback from sporting group users of Turnbull Oval. The Concept Plan

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provides an illustration of the future direction for the reserves to provide greater recreational and social opportunities, enhance existing uses, and improve the general amenity, functionality and capacity of North Richmond Park (Turnbull Oval).

The Concept Plan broadly shows the location of the spatial works and actions in the associated Action Plan that are proposed to be implemented.

Proposed improvements to the North Richmond Park (Turnbull Oval) will expand upon the current centre within the existing boundary to include better amenities for patrons, including:

- Covered seating with waterproof awning
- Refurbished amenities building
- Large, partially covered outdoor paved area for club BBQ's and functions
- Sporting fields – two regulation sized and one practice rugby league field and one cricket pitch upgraded with drainage, irrigation and new turf
- Upgraded and resurfaced multi-sport courts
- Recreational cycleway
- Perimeter fencing
- New accessible and inclusive children's play space
- Renovated carpark with 38 marked spaces and tree planting
- New angle parking (36 spaces) along Beaumont Avenue
- Floodlighting of sporting facilities and general security lighting.

The Draft Plan of Management authorises:

- Competition and training for formal or informal field and court sports
- Development or refurbishment of structures and facilities supporting the sporting and active recreation activities permitted
- Construction of relevant structures for stormwater treatment
- Continued use of drains, channels and easements, and the creation of new drains, channels and easements.

Importantly, the Concept Plan does not represent a formal commitment from Council to fund improvements shown on the Concept Plan, as it is not anticipated that the list of actions in the Action Plan would be completed in the short to medium term. Provision of funding would be guided through Council's annual Operational Plan and priorities as they arise.

Potential improvements have been included on the Concept Plan so that future recreation opportunities are not precluded if funding becomes available. This holistic, long-term approach ensures that North Richmond Park (Turnbull Oval) will be developed in a cohesive manner to maximise capacity and improve functionality.

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It is expected that the Concept Plan may change in minor ways depending on funding and Council priorities.

CONCEPT SITE PROPOSAL



Figure 2 North Richmond Park Concept Plan

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.

Preparation of the Draft Plan of Management for North Richmond Park (Turnbull Oval) has been informed by community and stakeholder engagement.

Direct community and stakeholder engagement that also informed the preparation of this draft Plan of Management was undertaken through meetings of Council Officers, Hawkesbury Sports Council and field sports club representatives between May and June 2024.

Needs and requests raised during the community engagement undertaken for North Richmond Park (Turnbull Oval) are as follows:

- Refurbish/upgrade the amenities building- canteen, barbecue area, compliance modifications to accessible toilets
- Female changing rooms in the amenities building
- Club room/club house for football and cricket
- Sporting equipment storage space-cricket rugby league, netball
- Shade/shelter over grandstand
- Netball courts with asphalt surface
- Seating around netball courts

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- Fencing around the field
- Cricket roller shed near the cricket practice nets
- Separate turf training wicket and net near the proposed wicket roller shed.

Further opportunities for engagement with the community will be undertaken through public exhibition of the Draft Plan of Management, at which time key stakeholders, and members of the community will have the opportunity to provide further comment and submissions.

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

- 1.2 Encourage and enable our community to participate in a healthy lifestyle.
- 1.5 Provide the right places and spaces to serve our community.
- 1.6 Build on a sense of community and wellbeing.

Reliable Council

- 4.7 Encourage informed planning, balanced growth and community engagement.
- 4.8 Facilitate the delivery of infrastructure through relevant agencies and Council's own works.

FINANCIAL IMPACT

The matters raised in this report have indirect financial implications. The Concept Plan does not represent a formal commitment from Council to fund improvements shown on the Concept Plan

Potential improvements have been included in the Concept Plan so that future recreation opportunities are not precluded if funding becomes available. This holistic, long term approach ensures that North Richmond Park (Turnbull Oval) will be developed in a cohesive manner to maximise capacity and improve functionality.

RISK MANAGEMENT CONSIDERATIONS

Financial Risk

The NSW Government is contributing funds towards the project through the Western Sydney Infrastructure Grant Program and Council is contributing the remaining funds. Delay in adopting this Draft Plan of Management may result in loss of grant funding. Delays may also increase the operational costs of the upgrades making it unfeasible to deliver the works programmed within the initial budget.

Reputational Risk

There is an expectation for Council to deliver the projects that have been presented to the community through the Western Sydney Infrastructure Grant Program, but there are significant financial considerations in terms of overall budget for the project. Delays in adopting the Draft Plan for Management could potentially lead to reputational risk for the Council.

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ATTACHMENTS

AT - 1 Draft Plan of Management - North Richmond Park (Turnbull Oval) - (*Distributed under separate cover*).

oooO END OF REPORT Oooo

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10.3.2. CP - Fine Scale Vegetation Mapping Project (95498)

Previous Item: Item 4.3.1, Ordinary (20 June 2023)
Item 4.3.1, Ordinary (12 December 2023)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to:

- Present to Council the results of the Fine Scale Vegetation Mapping Project which is a component part to the development of a Koala Management Strategy/Plan
- Outline the next steps in the development of a Koala Management Strategy/Plan.

EXECUTIVE SUMMARY

At its Meeting on 12 December 2023, Council resolved to undertake fine scale vegetation mapping to inform the preparation of a Koala Management Strategy/Plan.

Council subsequently undertook a procurement process to engage a botanical expert to undertake the Fine Scale Vegetation Mapping project for the purposes of a Koala Management Strategy/Plan. That project is now complete.

Council Officers have received the results of Fine Scale Vegetation Mapping, including the completed mapping layers and an accompanying report included in Attachment 1 outlining the methodology and integrity of the mapping.

Council Officers will proceed onto the next step towards development of a Koala Management Strategy/Plan which is the determination of priority Koala Food Trees particular to the Hawkesbury Region that are then cross referenced against the Fine Scale Vegetation Mapping to produce a Highly Suitable Koala Habitat Map.

RECOMMENDATION

That Council:

1. Receive the results of the Fine Scale Vegetation Mapping to be utilised to inform strategic land use planning, and development assessment.
2. Note the next sequential steps to be undertaken in the development of a Koala Management Strategy/Plan, namely:
 - a) Koala Food Tree List
 - b) Highly Suitable Koala Habitat Map.

BACKGROUND

At Council's Meeting on 12 December 2023, Council resolved:

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“That Council endorse the new approach to obtaining high quality vegetation mapping for the purpose of a Koala Plan of Management by:

1. *Using Council’s existing vegetation mapping*
2. *Engaging a botanical expert to cross-reference Council’s existing mapping with the Plant Community Type mapping available from the Department of Planning and Environment on Bio-Net, and;*
3. *Conducting botanical ground-truthing surveys to proof mapping to establish high quality accuracy”*

Council subsequently undertook a procurement process to engage a botanical expert to undertake the Fine Scale Vegetation Mapping project for the purposes of a Koala Management Strategy/Plan. That project is now complete including:

- Producing accurate woody vegetation extent with LiDAR
- Attributing Plant Community Type classes to new woody vegetation extent layer
- Ground truthing the accuracy of this resultant mapping through field work.

DISCUSSION

Council Officers have received the results of Fine Scale Vegetation Mapping from Water Technology (the consultants) including the completed mapping layers and an accompanying report included in Attachment 1 outlining the background, methodology and integrity of the mapping which enables informed decisions based on the mapping for a range of matters. Given the detail and scale of the mapping Council is greatly empowered by the mapping across many business departments, including land use planning and development assessment.

Vegetation extent has excluded some anomalies such as stand-alone trees in farm paddocks and obvious private landscaping such as driveways etc. These do not constitute a natural area for the purposes of Koala Habitat Mapping or for use by other Council departments.

Where ground truthing has occurred, the mapping is determined to have a very high confidence level of being accurate. Where ground truthing was unable to be undertaken such as in the case of private property a confidence level has been determined based on desktop analysis from trained expert ecologists and on-ground sighting. This confidence level preserves the integrity of the mapping for appropriate decision making.

Ground truthing focus areas included:

- Areas with development pressures, mainly at the outskirts of existing urban areas. This includes suburbs such as Grose Vale, Kurrajong, Comleroy, Blaxlands Ridge and East Kurrajong, and areas in between; and
- Areas of known koala populations near urbanised areas, or near areas subject to recent or future environmental pressures, e.g. bush fires. This includes suburbs such as Kurrajong Heights, Bilpin and areas towards the Blue Mountains.

The following areas were deemed as lower priority for ground truthing:

1. Areas that have been subject to heavy urbanisation, agriculture or industry for a longer time; and

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- 2. Bushland areas and small more remote communities unlikely to be developed or experience increased environmental pressures. These areas include the regions surrounded by national parks in the northern and northeastern parts of the study area.

Council Officers will proceed onto the next step towards development of a Koala Strategy which is the determination of priority Koala Food Trees particular to the Hawkesbury Region that is cross referenced against the Fine Scale Vegetation Mapping to produce a Highly Suitable Koala Habitat map.

Determination of Koala Food Trees requires discussion and consensus from a panel of local ecology and Koala experts on the highest priority Food Tree Species in the Hawkesbury Region.

The determined list is then cross referenced with the Fine Scale Vegetation Mapping to determine where the Koala Food Trees occur based on the Plant Community Type. This produces another mapping layer known as a Highly Suitable Koala Habitat map.

Project Component	Description
Fine Scale Vegetation Mapping (Complete)	Determine Vegetation extent and type
Koala food tree list	Identify local Koala food tree species
Highly Suitable Koala Map	Uses above two information to identify possible range of Koala habitat use
Koala Occupancy Survey Planning	Survey design & Private land access & Communication Strategy
Koala Occupancy Survey	Identify distribution and potentially density of Koalas
Collation Vegetation Mapping and Koala Occupancy Survey	Overlaying obtained data
Analysis of data to produce Core Habitat Map	Identify the range of vegetation that is currently habitat for Koalas
Koala Corridor Assessment	Identify the movement of Koala's between Core Koala Habitat
Final Report/Management Strategy/Plan	Document tying all available data together and reported to Council – potentially same effect as a Koala Plan of Management

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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.

Great Place to Live

- 1.4 Facilitate the delivery of infrastructure through relevant agencies for Council's own works.

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Protected Environment and Valued History

2.2 Value, protect and enhance our natural land-based environment with an emphasis on using local resources and key partnerships.

2.4 Encourage and enable our community to make more sustainable choices.

2.5 Value, protect and enhance our waterways and wetlands with an emphasis on using local resources and key partnerships.

Strong Economy

3.1 Creating an integrated and well-maintained transport system is an important local priority.

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.

4.7 Encourage informed planning, balanced growth and community engagement.

4.8 Facilitate the delivery of infrastructure through relevant agencies and Council's own works.

FINANCIAL IMPACT

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

RISK MANAGEMENT CONSIDERATIONS

The absence of a Koala Management Strategy / Plan currently exposes Council to a degree of reputational and environmental risk. The development of a Koala Management Strategy/Plan will identify key threats to koala populations and help to define targeted actions to mitigate these risks.

ATTACHMENTS

AT - 1 Fine Scale Vegetation Mapping Report - Hawkesbury Feb 2025 (*Distributed under Separate Cover*).

oooO END OF REPORT Oooo

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Meeting Date: 11 March 2025

10.3.3. CP - Hawkesbury Floodplain Risk Management Study and Plan 2025 (95498)

Previous Item: 10.3.1, Ordinary (23 July 2024)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to present the outcomes of the community consultation undertaken in relation to the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025.

EXECUTIVE SUMMARY

Council has undertaken a review of the Hawkesbury Floodplain Risk Management Study and Plan 2012. With the completion of this review, and the finalisation of the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, the Draft Study and Plan was exhibited for public feedback and comment.

The Draft Study and Plan was exhibited for eight weeks between 14 October 2024 to 9 December 2024, during which Council received a total of 70 responses, comprised of:

- 10 written submissions
- 46 comments on Your Hawkesbury - Your Say
- 14 comments via the pinpoint map.

The major concerns raised in the submissions related to the proposed increase in the Flood Planning Level and future development controls, especially in relation to existing development. Of note, respondents were mostly concerned with the impact raising the Flood Planning Level would have on the availability and costs for insurance and property values. The report responds to and addresses the issues raised.

The Draft Study and Plan demonstrated that the proposed levees and bypass are not viable given their low benefit/cost ratio, and significant costs involved in mitigating the impacts of these measures. The exhibition allowed Council to gauge the community's opinion relating to these measures.

In addition, several additional mitigation measures were also identified following the exhibition of the Draft Study and Plan, and these have been included in the final Hawkesbury Floodplain Risk Management Plan 2025. These include road improvements for evacuation and data collection following flood events.

Attachment 1 to this report provides a table detailing the matters raised in all submissions received and Council Officer responses to the submissions. All comments received via the Your Hawkesbury Your Say site and the pinpoint map are reproduced in their entirety within the table. Written submissions have been summarised within the table, with full copies being included as Attachment 2.

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As demonstrated within the report, the matters raised in submissions do not prevent the adoption of the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025.

The adoption of the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 will require a number of Council information systems and processes to be updated. As a result, it is proposed that the commencement of the Study and Plan be set to commence in three months in order to allow adequate time to ensure the accurate integration of the new flood information into Council's data systems.

RECOMMENDATION

That Council endorse the Hawkesbury Floodplain Risk Management Study and Plan 2025 included as Attachments 3, 4 and 5 to the report, to commence on 11 June 2025.

BACKGROUND

Hawkesbury-Nepean River Flood Study 2024

A detailed flood study was undertaken by the NSW government for the Hawkesbury-Nepean

Valley between 2020 and 2024 to define the existing flood behaviour at a regional scale. The Hawkesbury-Nepean River Flood Study 2024 was released on 21 June 2024, and given this represents the most up-to-date flood information, the outputs of this flood study have been used to inform the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025. The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 seeks to manage the flood risks as identified by the Hawkesbury-Nepean River Flood Study 2024.

It should be noted that with the adoption of the draft Hawkesbury Floodplain Risk Management Study and Plan 2025, the outputs of the Hawkesbury-Nepean River Flood Study 2024 will also be adopted.

Draft Hawkesbury Floodplain Study and Plan 2025

The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 has been undertaken in accordance with the relevant legislation, guidelines and best practice. It has used flood information from the recently released Hawkesbury-Nepean River Flood Study 2024, which provides the most contemporary flood data to understand the risks associated with flooding of the Hawkesbury River. The flood information relates to the Hawkesbury River and backwater flooding of its tributaries.

The Draft Study and Plan has investigated the consequences of flooding on the community and has quantified the impacts of flooding through the calculation of flood damages. Flood damage calculations do not include all impacts associated with flooding. They do, however, provide a basis for assessing the economic loss of flooding and provide a means of assessing the merit of flood mitigation works. By quantifying flood damage for a range of design events, appropriate cost-effective management measures can be analysed in terms of their benefits (reduction in damages) versus the cost of implementation.

The Draft Study and Plan provides several measures to mitigate flood risks and impacts, and a discussion in relation to the merits of each option. Measures investigated as shown in Table 1 below, include:

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Table 1: Measures Investigated

Flood Modification Measures	Property Modification Measures	Response Modification Measures
McGraths Hill Levee	Voluntary Purchase	Flood Warning
Pitt Town Levee	Flood Planning Levels	Flood Awareness/Preparedness
South Windsor Levee	Revise LEP and DCPs	Evacuation Planning
Wilberforce Levee	Section 10.7 Planning Certificates	
Survey of existing levees	House Raising	
Currency Creek Bypass	Flood Proofing	

Of note, the Draft Study and Plan also recommends:

- A flood planning level of the 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard given:
 - The extent and depths of flooding, and large variation in flood levels between different flood events
 - That the current 0.5% AEP (1 in 200 AEP) level with freeboard (19m AHD at Windsor) will be equivalent to the expected 1% AEP level in 2030 due to climate change impacts.
- The use of Flood Planning Constraint Categories as best practice for the management of flood impacts on future and existing development. These categories condense flood information produced in a flood study and classify the floodplain into areas with similar degrees of constraint, including flood hazards, risks, frequency, and emergency response classifications.
- The incorporation of Clause 5.22 *Special flood considerations* of the Standard Instrument into Hawkesbury Local Environmental Plan 2012 to enable the regulation of sensitive and hazardous uses on land between the Flood Planning Level and the Probable Maximum Flood.

DISCUSSION

Community Consultation

The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, and other supporting documentation was publicly exhibited for the period 14 October 2024 to 9 December 2024.

Council received a total of 70 responses, comprised of:

- 10 written submissions
- 46 comments on Your Hawkesbury - Your Say
- 14 comments via the pinpoint map

Attachment 1 to this Report provides a table detail the matters raised in all submissions received and Council Officer response to the submissions. All comments received via the Your Hawkesbury Your Say site and the pinpoint map are reproduced in their entirety within the table. Written submissions have been summarised within the table, with full copies being included as Attachment 2.

In addition, consultation included two polls:

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- Public preference for the levees and bypass channel investigated as flood modification measures, and
- Public support for allowing sporting facilities within high-risk flood areas.

The outcome of each poll is presented in Table 2.

Table 2: Outcome of Community Poll

Flood Modification Option	No. of Votes
Pitt Town Levee	6
Wilberforce Levee	2
McGraths Hill Levee	2
Currency Creek Bypass	2
South Windsor Levee	15
None	27
Sporting Facilities in High Risk Areas	
No	2
Yes	35

The Draft Study and Plan demonstrated that the proposed levees and bypass are not viable given their low benefit/cost ratio, the impacts on downstream properties and significant costs involved in mitigating the impacts of these measures.

However, including these measures in the exhibition allowed Council to gauge the community's opinion of these measures.

Of the 54 responses, 27 (50%) of them gave a preference for none of the proposed flood mitigation measures. Whilst there is some interest in the South Windsor Levee, the impacts outside of the levee are considered unacceptable.

As a result, the proposed levees and bypass have not been included in the final Hawkesbury Floodplain Risk Management Plan.

Matters Raised in Submissions

Attachment 1 to this Report addresses the matters raised in submissions. However, the main concerns raised are discussed in detail below:

Flood Planning Levels, Flood Planning Areas, Flood Planning Constraint Categories and Development Controls

Most of the submissions raised concern in respect to an increase in the Flood Planning Level, and the impact this will have on insurance, property values and the ability to sell.

The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 recommends that consideration should be given to adopting a flood planning level greater than the typical 1% AEP (1 in 100 AEP) level, given:

- The extent and depths of flooding, and large variation in flood levels between different flood events

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- That the current 0.5% AEP (1 in 200 AEP) level with freeboard (19m AHD at Windsor) will be equivalent to the expected 1% AEP level in 2030 due to climate change impacts.

In this regard the Draft Study proposes a flood planning level of 0.5% AEP plus 0.5m freeboard.

Currently, Council's flood planning level does not include freeboard. The typical freeboard for residential development due to flooding from waterways, such as rivers or creeks, is 0.5m.

Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 uses existing flood data from the NSW Reconstruction Authority's Hawkesbury-Nepean River Flood Study. The purpose of the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 is to use this existing data to investigate measures to mitigate the impacts of flooding and therefore has not undertaken a flood study nor proposes any changes to the flood levels associated with defined flood events.

However, the Draft Study and Plan does propose to increase the Flood Planning Level. The Flood Planning Level is a planning tool used to identify the Flood Planning Area, which is the area in which flood related development controls are applied.

Currently flood related development controls are applied to land that is at or below the 1% (1 in 100) AEP flood level in accordance with Council's adopted Flood Policy. The Draft Study and Plan 2025 proposes to introduce a Flood Planning Level equivalent to the 0.5% (1 in 200) AEP flood level plus 0.5m. As an example, in Windsor the Flood Planning Level will increase from approximately 17.3m AHD to approximately 19m AHD.

The Draft Study and Plan 2025 is recommending this change due to the impacts of a 0.5% AEP flood, and due to the predicted consequences of climate change.

The Draft Study and Plan 2025 has identified the number of properties affected by flood events and has calculated the tangible flood damages for each defined flood event. In this regard it is noted that:

- In a 1% (1 in 100) AEP flood event there are 5388 properties affected (4766 above floor) with total damages of \$1,985,984,728.
- In a 0.5% (1 in 200) AEP flood event 7211 properties (6263 above floor level) are affected with total damages of \$2,920,302,887.

This highlights that an additional 1,823 properties are affected in a 0.5% (1 in 200) AEP flood event compared to the 1% (1 in 100) AEP event resulting in an additional cost of \$934,318,159 in damages. This equates to \$512,517 per property, which is significant compared to the average cost of damages for other flood events. Only the 1% AEP event has higher damages; being \$602,533 per property.

In addition, it is noted that whilst an additional 1,823 properties be affected by an increase in the Flood Planning Level, only 116 of these lots are vacant commercial and industrial lots and 65 are vacant residential lots.

The adoption of a Flood Planning Level equivalent to the 0.5% (1 in 200) AEP flood level plus 0.5m will enable additional properties to be subject to flood related development controls thereby increasing the flood resilience of more buildings.

It is understood that there is concern that the change to the Flood Planning Level may result in the insurance industry considering that the risks have increased or are considered greater because it has been identified that mitigation measures need to be applied to development affected by the larger flood event. However, the Insurance Council of Australia has advised that insurance premiums are based on the risks from flooding. i.e. the probability and consequences of flooding.

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As previously highlighted the Draft Study and Plan 2025 does not propose changes to existing flood levels and therefore the risks from flooding are not changing. The Flood Planning Level does not change the flood risks of a property, it only identifies where it is considered necessary to impose flood related development controls to minimise or mitigate the impacts of flooding on development/buildings. Insurance Council of Australia representatives have specifically advised that the Flood Planning Level will have no effect on flood risk and therefore insurance premiums.

In addition, changing the planning level will provide some confidence to insurance companies that they shouldn't abandon the market as new buildings will be more resilient.

In choosing a flood planning level, the area of the floodplain where development controls are warranted is identified. However, those controls will vary depending on the type of development, level of risk, and other circumstances.

In this regard, whilst a flood planning level equivalent to the current 0.5% AEP (1 in 200 AEP) plus freeboard (19m AHD at Windsor) is recommended for new development, different controls can be developed for new development as opposed to additions/alterations to, or redevelopment of, existing development.

For example, it would be reasonable to require all new houses to have floor levels at the 0.5% AEP (1 in 200 AEP) level plus freeboard (19m AHD at Windsor), however this would be impractical for many existing dwellings to achieve if undertaking additions, alterations or redevelopment.

Where practicable, additions, alterations or redevelopment of existing development would be required to achieve the new level, to provide increased resilience to the building in major flood events. This could be achieved through two storey or split-level construction.

However, where this is not practical, floor levels are to be at existing at minimum.

A development control plan chapter to manage flood impacts will be drafted as a future action of the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, at which time appropriate development controls can be determined relevant to Flood Planning Constraint Categories.

Guideline 7-5 of the Australian Disaster Resilience Handbook Collection recommends using Flood Planning Constraint Categories to better inform land use planning activities. These categories condense flood information produced in a flood study and classify the floodplain into areas with similar degrees of constraint, including flood hazards, risks, frequency, and emergency response classifications. The Flood Planning Constraint Categories can be used in high level assessments of land use planning to inform and support decisions for strategic planning.

The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 recommends the use of Flood Planning Constraint Categories as best practice.

The Flood Planning Constraint Categories have been determined based on a Defined Flood Event of 0.5% AEP (1 in 200 AEP) and Flood Planning Level of 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard.

Development controls will be developed based on the Flood Planning Constraint Categories.

Several submissions suggested that development controls should be developed and made available prior to adoption of the draft Study and Plan. However, the draft Floodplain Risk Management Plan recommends that Council investigate improvements to the planning framework, including the use of Flood Planning Constraint Categories and the development of flood chapter in Council's Development Control Plan.

Should Council adopt the Hawkesbury Floodplain Risk Management Study and Plan 2025 including raising the Flood Planning Level, use of Flood Planning Constraint Categories and establishment of flood related development controls, the planning framework will not change immediately in a statutory

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sense. Rather, there is a process to develop, publicly exhibit and adopt flood related development controls to bring these recommendations into effect.

Adoption of Clause 5.22 Special Flood Considerations

In 2021, the NSW Government's Flood Prone Land Package introduced a new model clause relating to controls for more sensitive, vulnerable and critical land uses or where there is a 'particular risk to life' where evacuation/safety considerations are required.

Clause 5.22 is an optional clause that was not adopted by Council at that time on the basis it would be considered as part of future floodplain risk management investigations.

Clause 22 states:

"5.22 Special flood considerations [optional]"

- (1) *The objectives of this clause are as follows—*
 - (a) *to enable the safe occupation and evacuation of people subject to flooding,*
 - (b) *to ensure development on land is compatible with the land's flood behaviour in the event of a flood,*
 - (c) *to avoid adverse or cumulative impacts on flood behaviour,*
 - (d) *to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,*
 - (e) *to avoid adverse effects of hazardous development on the environment during flood events.*
- (2) *This clause applies to—*
 - (a) *for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and*
 - (b) *for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—*
 - (i) *cause a particular risk to life, and*
 - (ii) *require the evacuation of people or other safety considerations.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—*
 - (a) *will affect the safe occupation and efficient evacuation of people in the event of a flood, and*
 - (b) *incorporates appropriate measures to manage risk to life in the event of a flood, and*
 - (c) *will adversely affect the environment in the event of a flood.*

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(4) *A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.*

(5) *In this clause—*

Considering Flooding in Land Use Planning Guideline—see clause 5.21(5).

flood planning area—see clause 5.21(5).

Flood Risk Management Manual—see clause 5.21(5).

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

sensitive and hazardous development means development for the following purposes—

- (a) *boarding houses,*
- (b) *caravan parks,*
- (c) *correctional centres,*
- (d) *early education and care facilities,*
- (e) *eco-tourist facilities,*
- (f) *educational establishments,*
- (g) *emergency services facilities,*
- (h) *group homes,*
- (i) *hazardous industries,*
- (j) *hazardous storage establishments,*
- (k) *hospitals,*
- (l) *hostels,*
- (m) *information and education facilities,*
- (n) *respite day care centres,*
- (o) *seniors housing,*
- (p) *sewerage systems,*
- (q) *tourist and visitor accommodation,*
- (r) *water supply systems.”*

The purpose of this clause is to provide considerations for critical, sensitive, vulnerable or hazardous uses on land between an adopted 'flood planning level' and the probable maximum flood, including consistency with any flood related policy or development control plan, or adopted floodplain risk management plan. In this regard, the introduction of this clause is supported.

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However, this Clause also requires certain considerations for development that is not sensitive and hazardous development but will be located on land that the consent authority considers to be land that, in the event of a flood, may cause a particular risk to life, and require the evacuation of people or other safety considerations.

Floods greater than the 1% AEP event would have risk to life implications given evacuation constraints/limitations and the creation of many flood islands and areas that are isolated, and therefore would require the consent authority to consider whether the development:

- “(a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and*
- (b) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (c) will adversely affect the environment in the event of a flood.”*

Whilst the Draft Study and Plan advises that due to the extreme flood range and evacuation challenges in the Hawkesbury there is a clear case for Council to apply Clause 5.22, it is considered that adoption of this clause would be prohibitive to even minor developments needed to maintain the viability of flood affected townships given the existing evacuation constraints will only worsen in larger floods.

Additional Mitigation Measures

Road Improvements

One submission provides a number of suggestions (numbered A to I) in relation to road improvements:

- Wolseley Road, McGraths Hill – road raising
- Pitt Town Dural Road, Pitt Town – road raising, road widening and realignment
- Railway Road South, Windsor – road widening and drainage improvements
- Colith Avenue- Sirius Road – designate as evacuation route
- Colith Avenue, south Windsor – road raising
- Colonial Drive, Bligh Park – left turn ramp
- George Street, South Windsor – drainage improvements
- Thorley Street, Bligh Park – reconfigure/widen
- Thorley Street, Bligh Park – emergency left turn bypass

Following a review of these suggestions by the consultant, it is considered that Suggestions B, C, D & E have merit, and it is therefore recommended that further investigations into the feasibility of these works be undertaken and therefore have been included within the final Floodplain Risk Management Plan as a future action.

It was determined that suggestion A would be cost prohibitive, whilst suggestion F would not provide the expected benefits. Suggestions G, H and I, involving improvements to evacuation routes or state roads are outside the scope of this Project, however it is noted that improvements to evacuation routes are currently being considered by Transport for NSW's Road Resilience program.

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Data collection following flood events

The availability of historical flood data benefits the Council and SES by helping to identify areas with frequent flooding issues, confirming the accuracy of existing records and enabling better calibration and validation of future flood models.

To complement existing data, it is recommended that flood data be collected as soon as practical after flood events. This data collection should consider community reports, photographs, road inundation details, and flood marks.

A formal process should be developed to guide data collection, outlining required information, methods, and safety measures. Assistance is available from DCCEEW, including templates and guidance on data to be collected. Additionally, Council assets should be inspected after flooding, and a post-flood asset inspection checklist should be created to ensure key structures are surveyed and reliable flood marks are recorded

Given the above, data collection following flood events has been included as a response modification measure has been included in the final Hawkesbury Floodplain Risk Management Plan.

Following exhibition of the draft Study and Plan, and consideration of the matters raised in submissions, the draft Floodplain Risk Management Plan has been refined to include the actions shown in Table 3.

Table 3: Summary of Mitigation Options included in the Final Floodplain Risk Management Plan.

	Option	Option Name	Description
Flood Modification	FM 5	Survey of levees	Minor flood mitigation infrastructure that assists with managing small floods have been built within the Hawkesbury River floodplain. These should be surveyed for extent and level and a program for the maintenance, repair, replacement, and overall management of this infrastructure be implemented.
	FM 7	Road Improvements	Detailed investigations into the feasibility of the following road improvements to assist evacuation: <ul style="list-style-type: none"> • Pitt Town Dural Road, Pitt Town – road raising, road widening and realignment • Railway Road South, Windsor – road widening and drainage improvements • Colith Avenue- Sirius Road – designate as evacuation route • Colith Avenue, South Windsor – road raising
Property Modification	PM 1	Voluntary Purchase	Voluntary purchase (VP) involves the acquisition of flood affected residential properties (particularly those frequently inundated in high hazard areas) and demolition of the residence to remove it from the floodplain.

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	PM 2	Flood Planning Levels	Adopt Flood Planning Levels at the 0.5% AEP plus 0.5m developed in the Floodplain Risk Management Study and Plan.
	PM 3	Revise Hawkesbury Local Environmental Plan 2012 and develop Development Control Plan	<p>Continue to apply existing Hawkesbury Local Environmental Plan 2012.</p> <p>Consider recommendations for improvements as part of this Floodplain Risk Management Study and Plan. Improvements include:</p> <ul style="list-style-type: none"> • Consistent terminology • Update to use Flood Planning Constraint Categories • Develop Development Control Plan, and <p>Include 5.22 in Hawkesbury Local Environmental Plan 2012</p>
	PM 4	Provision of flood information to residents via Section 10.7 Planning Certificates	In Section 10.7 Planning Certificates, notations regarding flooding should provide information on all mechanisms of flood risk at the site. A greater level of detail can be provided via Section 10.7(5) certificates using high-resolution outputs from this Study and Council's other Flood Risk Management Studies.
	PM 5	House Raising	House raising has been widely used throughout NSW to eliminate inundation from habitable floors.
	PM 6	Flood Proofing	Continue to encourage flood proofing and flood compatible materials.
	Response Modification	RM 1	Flood Warning
RM 2		Flood Awareness and Preparedness	Establish and implement ongoing and collaborative education to improve flood awareness.
RM 3		Evacuation Planning	<ul style="list-style-type: none"> • The NSW SES Local Flood Plan was prepared in 2020 and schedule for review in 2025. This should be updated to include the new flood mapping contained in this report. • Any major future events within this time should be incorporated into flood intelligence and evacuation planning.

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	RM 4	Data Collection following Flood Events	A formal process be developed to guide data collection following flood events, including required information, methods and safety measures to improve the level of flood information available and the calibration and validation of future flood models.
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Commencement of the Study and Plan

Should Council adopt the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, Councils flood data and the processes that rely on this data, such as flood certificates, planning certificates and development assessments, will be required to be updated.

To ensure the accurate integration of the new flood information into Council's data systems, it is proposed that the commencement of the Study and Plan be set to commence in 3 months in order to allow adequate time to update Council's information systems and processes.

COMMUNITY ENGAGEMENT

The Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, and other supporting documentation was publicly exhibited for the period 14 October 2024 to 9 December 2024.

Throughout the exhibition period, the Draft Study and Plan and other supporting documentation was made available to view on Council's online community engagement site www.yourhawkesbury-yoursay.com.au, and between 9am to 4pm Monday to Friday at Council's Administration Office, 366 George Street, Windsor.

- Letters to all property owners sent with October 2024 Rates Notice
- Newspaper notification
- Council website – YourHawkesbury-YourSay
- Councils Newsletter
- Social Media
- Face to face engagement via pop-ups in varied locations

Documents that supported the exhibition of the Draft Study and Plan and made available to the public included:

1. Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 Report and Maps
2. A summary of the outcomes of the Draft Study and Plan
3. Frequently Asked Questions, including matters relating to the Floodplain Risk Management process, and the Draft Study and Plan outcomes and implementation.

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

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

1.4 Facilitate the delivery of infrastructure through relevant agencies for Council's own works.

1.6 Build on a sense of community and wellbeing.

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.

4.8 Facilitate the delivery of infrastructure through relevant agencies and Council's own works.

FINANCIAL IMPACT

The matters raised in this report have direct financial implications in order to bring this body of work to finalisation. The expenditure applicable is provided for in the Adopted 2024/2025 Operational Plan and is partly funded through the Department of Climate Change, Energy, the Environment and Water's Floodplain Management Program.

The matters raised in this report also have indirect financial implications. Expenditure in the form of resources will be incurred in association with these matters and will be subject to future budget considerations. As highlighted above, there are a series of recommendations and actions in the Floodplain Risk Management Study and Plan with indicative costings. The delivery of those recommendations and actions is subject to future funding being available, including through the Department of Climate Change, Energy, the Environment and Water's Floodplain Management Program, and other funding opportunities as they arise, particularly associated with resilience and disaster adaptation. Having a completed Floodplain Risk Management Study and Plan places Council and the community in a position to seek those funding opportunities when they arise.

RISK MANAGEMENT CONSIDERATIONS

The Hawkesbury Floodplain Risk Management Study and Plan 2025 provides a detailed assessment of the risks, and proposed measures to mitigate those identified risks relating to floodplain management.

ATTACHMENTS

AT - 1 Table: Matters raised in submissions and Council Officer response to the submissions - *(Distributed under separate cover)*.

AT - 2 Copy of Written Submissions- *(Distributed under separate cover)*.

AT - 3 Hawkesbury Floodplain Risk Management Study and Plan 2025 - Final Report *(Distributed under separate cover)*.

AT - 4 Hawkesbury Floodplain Risk Management Study and Plan 2025 - Appendix B - *(Distributed under separate cover)*.

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AT - 5 Hawkesbury Floodplain Risk Management Study and Plan 2025 - Maps - (*Distributed under separate cover*).

oooO END OF REPORT Oooo

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10.4. CORPORATE SERVICES

10.4.1. CS - Investment Report - January 2025 (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 \$103.9 million in investments as at 31 January 2025 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 January 2025 be received and noted.

BACKGROUND

Council held \$103.9 million in investments as at 31 January 2025. 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 \$103.9 million in investments as at 31 January 2025.

Table 1: Summary of Council's Investment Portfolio as at 31 January 2025

Product Type	Face Value	% of Total
Term Deposits - Fixed Rate	\$85,500,000	82%
Floating Rate Notes	\$4,850,000	5%
NSW TCorp Long Term Growth Fund	\$1,180,725	1%
At Call Deposits	\$12,335,519	12%
Grand Total	\$103,866,244	100%

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

Long Term Credit Rating	Face Value	% of Total
AA	\$77,335,519	75%
A	\$24,350,000	23%
BBB	\$1,000,000	1%
NSW TCorp Long Term Growth Fund	\$1,180,725	1%
Grand Total	\$103,866,244	100%

Table 3 – Fixed Term Deposits

Financial Institution	Long Term Rating	Maturity Date	Interest Date	Face Value
Bendigo Adelaide	A-	5-Feb-25	5.10%	\$2,000,000
		21-May-25	5.10%	\$2,000,000
		20-Aug-25	5.15%	\$2,000,000
Bank of Queensland	BB+	9-Jul-25	5.18%	\$2,000,000
		30-Mar-28	4.80%	\$1,000,000
National Australia Bank	A1+	20-Feb-25	5.00%	\$1,000,000
		19-Mar-25	5.40%	\$4,000,000
		26-Mar-25	5.37%	\$2,500,000
		26-Mar-25	5.00%	\$1,000,000
		10-Apr-25	5.40%	\$2,000,000
		24-Apr-25	5.30%	\$2,000,000
		24-Apr-25	5.05%	\$1,500,000
		7-May-25	5.30%	\$3,000,000
		7-May-25	5.10%	\$1,000,000
		7-May-25	5.00%	\$4,000,000
		25-Jun-25	5.50%	\$1,500,000
		25-Jun-25	5.45%	\$1,500,000
		9-Jul-25	5.10%	\$2,000,000
		13-Aug-25	5.10%	\$2,000,000
		10-Dec-25	5.00%	\$1,000,000
		7-Jan-26	4.95%	\$3,000,000
		15-Oct-25	5.15%	\$2,000,000
RaboBank	A2	29-Oct-25	5.15%	\$2,000,000
		29-Oct-25	4.95%	\$2,000,000
		20-Nov-25	5.16%	\$2,000,000
		20-Nov-25	4.95%	\$2,000,000
		3-Dec-25	5.14%	\$2,000,000
Suncorp	A1+	5-Feb-25	5.20%	\$2,500,000
		20-Feb-25	5.26%	\$3,000,000
		24-Apr-25	5.05%	\$3,500,000
		11-Jun-25	5.07%	\$2,000,000

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Financial Institution	Long Term Rating	Maturity Date	Interest Date	Face Value
		11-Jun-25	5.12%	\$1,000,000
		09-Jul-25	5.07%	\$2,000,000
		23-Jul-25	5.07%	\$2,000,000
		23-Jul-25	5.12%	\$2,000,000
		17-Sep-25	5.12%	\$1,000,000
		17-Sep-25	5.12%	\$2,000,000
		12-Nov-25	5.00%	\$2,000,000
		7-Jan-26	5.00%	\$1,500,000
Westpac	AA-	20-Feb-25	4.97%	\$2,000,000
		10-Apr-25	5.07%	\$4,000,000
		2-Apr-25	5.17%	\$1,000,000
			Grand Total	\$85,500,000

Table 4: Floating Rate Notes

Institution	Maturity	Yield	Face Value
Macquarie Bank	14-Sep-26	5.31%	\$800,000
Suncorp	13-Mar-29	5.44%	\$500,000
Bank of Queensland	30-Apr-29	5.54%	\$2,050,000
Bendigo Adelaide	14-May-27	5.43%	\$500,000
AMP	13-Sep-27	5.73%	\$1,000,000
		Grand Total	\$4,850,000

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
AMP	13-Sept-27	5.73%	\$1,000,000
Bank of Queensland	9-Jul-25	5.18%	\$2,000,000
	30-Mar-28	4.80%	\$1,000,000
	30-Apr-29	5.67%	\$2,050,000
Bendigo Adelaide	5-Feb-25	5.10%	\$2,000,000
	21-May-25	5.10%	\$2,000,000
	20-Aug-25	5.15%	\$2,000,000
	14-May-27	5.43%	\$500,000
RaboBank	15-Oct-25	5.15%	\$2,000,000
	29-Oct-25	5.15%	\$2,000,000
	29-Oct-25	4.95%	\$2,000,000
	20-Nov-25	5.16%	\$2,000,000

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Institution	Maturity	Rate	Face Value
	20-Nov-25	4.95%	\$2,000,000
	3-Dec-25	5.14%	\$2,000,000
Suncorp	5-Feb-25	5.20%	\$2,500,000
	20-Feb-25	5.26%	\$3,000,000
	24-Apr-25	5.05%	\$3,500,000
	11-Jun-25	5.07%	\$2,000,000
	11-Jun-25	5.12%	\$1,000,000
	9-Jul-25	5.07%	\$2,000,000
	23-Jul-25	5.07%	\$2,000,000
	23-Jul-25	5.12%	\$2,000,000
	17-Sep-25	5.12%	\$1,000,000
	17-Sep-25	5.12%	\$2,000,000
	12-Nov-25	5.00%	\$2,000,000
	7-Jan-26	5.00%	\$1,500,000
	13-Mar-29	5.44%	\$500,000
Westpac	10-Apr-25	5.07%	\$4,000,000
		Grand Total	\$53,550,000

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

Product Type	Face Value	% of Total
Non Fossil Fuel Lending ADIs	\$49,550,000	48%
- AMP	\$1,000,000	
- Bank of Queensland	\$5,050,000	
- Bendigo Adelaide	\$6,500,000	
- Rabobank Australia	\$12,000,000	
- Suncorp Bank	\$25,000,000	
Socially Responsible Investment	\$4,000,000	4%
- Westpac	\$4,000,000	
Fossil Fuel Lending ADIs	\$49,135,519	47%
- Commonwealth Bank	\$12,335,519	
- Macquarie Bank	\$800,000	
- National Australia Bank	\$33,000,000	
- Westpac	\$3,000,000	
Other	\$1,180,725	1%
- NSW TCorp Long Term Growth Fund	\$1,180,725	
Grand Total	\$103,866,244	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.

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Table 7: Exposure Limits to credit ratings bands

Long-Term Credit Rating	% of Portfolio	Policy Maximum	Compliant with Policy
AA	75%	100%	Yes
A	23%	60%	Yes
BBB	1%	50%	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	94%	40% - 100%	Yes
Between 1 and 5 years	6%	0% - 60%	Yes

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

31 January 2025	Monthly Return (Annualised)	Financial Year to Date (Annualised)
Hawkesbury City Council – Investment Portfolio	5.11%	4.82%
Benchmark – Bloomberg Ausbond Bank Bill Index	4.59%	4.51%
Performance Relative to Benchmark	0.52%	0.31%

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.

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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 January 2025 and has advised of the following:-

"Council's investment portfolio returned 5.11%pa for the month versus the bank bill index benchmark's 4.59%pa return. Over the past 12 months, the investment portfolio has returned 4.75% versus the bank bill index benchmark's 4.48%.

The NSW TCorp Long Term Growth Fund recorded a strong return for the month, +2.12% actual, reflecting the gains made in the major share markets during the month. The drop in market interest rates, following the quarterly inflation data release at the end of the month, boosted marked to market performance on bonds, both in the funds and those held directly, contributing further to the strong performance of the portfolio.

Without marked-to-market influences, Council's investment portfolio yielded 5.17%pa for January. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the FRNs and growth fund.

During January, Council had maturities of \$10.5m among five term deposits with original terms ranging from 8 to 12 months and an average yield of 5.13%pa. Council invested \$10.5m across five deposits with maturities between 10 and 12 months yielding an average of 4.97%pa, which was reflective of the drop-in rates over the month.

Council has \$10.5m in term deposits maturing in February. Looking forward the following is recommended for consideration over the coming month:

- With the market currently expecting the RBA to cut the cash rate by up to 50bps by mid-year, TD rates have fallen off sharply the past two months.*
- For near-term cashflow requirements, focus on the 6–12-month range if possible. Competitive rates across this range are showing good value. NAB and Rabobank are currently the best options across 6-12 months, with Suncorp close behind.*
- Reinvestment risk, facing lower rates when a deposit matures, is currently greatest in terms of less than 6 months. Therefore, avoid terms less than 6 months unless lining up the proceeds to be used for specific expenditures. For long dated investments, floating rate options are preferred over fixed rate alternatives.*
- While long term rates (> 12 months) have dropped off sharply, margins on new floating rate note (FRN) issues have remained competitive. Council has established a good, high quality FRN portfolio. New FRN issues suitable for Council will continue to be monitored and recommended when appropriate.*

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 31 January 2025 included funds that are restricted as to what they can be expended on.

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Table 10: Restriction of Funds

Restriction Type	January 2025	%	December 2024	%
External Restrictions - S7.11 and S7.12 Developer Contributions	\$40,661,014	39.15%	\$29,176,689	28.02%
External Restrictions - Bushfire and Flood Grants	\$7,642,654	7.36%	\$7,540,050	7.24%
External Restrictions - West Invest Program	\$8,337,465	8.03%	\$9,256,396	8.89%
External Restrictions - Other (e.g. domestic waste, sewerage, loans)	\$1,148,251	1.11%	\$4,370,724	4.20%
Internal Restrictions (e.g. election, workers compensation, Employee Leave Entitlements)	\$33,604,063	32.35%	\$33,473,256	32.14%
Unrestricted	\$12,472,797	12.00%	\$20,322,808	19.51%
Total	\$103,866,244	100%	\$104,139,923	100%

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 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 used 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

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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 2024/2025 Operational Plan.

RISK MANAGEMENT CONSIDERATIONS

The recommendation in this report is to receive and note the performance of Council's Investment Portfolio. Should Council not proceed with the recommendation, there is a minimal reputational risk to Council, as legislative compliance is met by the report being tabled to Council. Financial risks are mitigated through the application of Council's Investment Policy when making investment decisions and do not apply to the actual report itself.

ATTACHMENTS

There are no supporting documents for this report.

oooO END OF REPORT Oooo

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10.5. INFRASTRUCTURE SERVICES

10.5.1. IS - General Waste Processing Pilot – Update (95495)

Previous Item: 8.4.1, Ordinary (12 December 2023)

Directorate: Infrastructure Services

PURPOSE OF THE REPORT

The purpose of this report is to update Council, following Council's resolution from its meeting on 17 December 2023 – that a report be provided to Council on the outcome of the Memorandum of Understanding (MoU), contract negotiations and subsequent project details for the general waste processing pilot at the Hawkesbury City Waste Management Facility.

EXECUTIVE SUMMARY

Hawkesbury City Council currently landfills its municipal solid waste (red bin) at the Hawkesbury City Waste Management Facility (WMF). Council's three bin collection system (waste, recycling and organics) has a recovery rate of 34% (2022/2023) which is well below the NSW Government Target of 80% by 2030. The municipal solid waste contains approximately 48% organic material which is potentially recoverable but continues to be landfilled.

A company, ARC Ento Tech Ltd (ARC Ento), provided a proposal to receive a portion of Council's municipal solid waste and process it in a pilot, proprietary system based at the WMF. Using biological, including black soldier fly larvae, and mechanical processes the technology can potentially reduce municipal solid waste to landfill by over 75%. If proven to be a viable technology, this would have significant benefits to Council through the extension of the life of the landfill. Accordingly, it is in Council's interests that this technology be tested.

This proposal aligns with Council's Strategies, including the Community Strategic Plan, the Waste and Resource Recovery Strategy, and the Net Zero Emissions and Water Efficiency Strategy. It also aligns to regional and state waste and resource recovery strategies and goals.

Council signed a Memorandum of Understanding (MoU) in 2024 to move forward with the pilot at the WMF and is currently finalising some contractual matters for this process.

Preliminary works are expected to commence following development approval and commissioning is expected in April/May with full operations to occur in the new financial year from July 2025 following any additional approvals required.

RECOMMENDATION

That the update regarding the Waste Processing Pilot be received and noted.

BACKGROUND

Domestic Waste Kerbside Collections and Resource Recovery Rates

Council's domestic waste collections and disposal/ processing has remained largely unchanged since 2013, when the garden organics bin was introduced to single unit dwellings in urban areas of the LGA. Since 2013, Council's Annual Resource Recovery Rates have ranged from 30% to 36%, and for 2022/2023 was 34%. Until now, the municipal solid waste collected in the general waste (red-lid/ black-lid) bin has been sent directly to landfill, at Council's Hawkesbury Waste Management Facility

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(WMF). The material in the general waste bin, based on three yearly domestic waste kerbside audits, is shown in Table 1.

Table 1: General Waste (Red-Lid/ Black-Lid) Bin Average Composition by weight

Material	Percentage Of Bin (by weight)
Potentially Compostable	48% (Food Organics 29%) (Garden Organics 10%) (Other Organics e.g. timber, dirt, rock, etc. 9%)
Compliant/ Potentially Recyclable	20%
Non-Recoverable	32%

The landfill at the WMF based on current approvals and with the new cell to begin operation in 2025, is estimated to have only five years of capacity remaining. It is noted that investigations into the expansion of the landfill are underway but the outcome of these have not concluded.

Strategic Context

NSW Waste and Sustainable Materials Strategy 2041

Targets:

- An 80% resource recovery rate from all waste streams by 2030.
- Halve the amount of organics waste sent to landfill by 2030.
- Net zero emissions from organic waste by 2030

Western Sydney Regional Waste Strategy 2022-2027

- Meeting waste infrastructure needs by 2030 and beyond
- Facilitating the transition from a linear to circular economy
- Waste avoidance and reduction initiatives
- Engagement and advocacy to improve waste infrastructure opportunities

Council's Waste and Resource Recovery Strategy 2032

The possibility of managing waste through a modular infrastructure biological services was resolved on the motion in February 2022 where the feasibility of these biological services be considered as part of the development of the then to be developed Waste Strategy. Council's Waste Strategy (2022-2032) was adopted with a key goal of our "waste management system being adaptable to changing technology, policy and market circumstances."

Council is committed to protecting and enhancing the built and natural environment for current and future generations and developed the Waste and Resource Recovery Strategy 2032 to realise this vision within the context of waste management.

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Council in 2023 entered into new 10-year organics, recycling and bulky waste collection contracts and Council's landfill is due to reach capacity within the next five years. Council wants to provide waste services that meet the community's needs and expectations, whilst ensuring that waste services are reliable, affordable, and sustainable.

The ARC Ento trial aligns with this Strategy

- **Three Themes:**

- Resource Responsible Citizens
- Generational Legacy
- Environmental Stewardship

- **Key Aims:**

- Higher rates of resource recovery
- Consider innovative and emerging waste technologies
- Minimise the environmental impact of waste generation in the Hawkesbury LGA.

Council's Net Zero Emissions and Water Efficiency Strategy

Council adopted the Net Zero Emissions and Water Efficiency Strategy on 30 March 2021. The Strategy outlines a plan to guide Council, and the community to achieve emission and water reduction across Council's operations and the broader local government area.

The Strategy will assist to deliver a climate resilient community with economic benefits for Council and the community through decreased operational costs and environmental benefits. The implementation of the Strategy requires collaboration and coordination across Council, and stakeholders, including residents, businesses, and state government agencies.

Subsequently, a new community emissions target was adopted by Council on 28 September 2021. Council's newly adopted community emissions target is *Net Zero Emissions by 2030*, which aligns with Council's previously adopted corporate target.

It includes six strategies to achieve net zero emissions including "Strategy 4. Towards a Zero-Waste Community" *which states an action of "Infrastructure led circular economy solution for the agribusiness sector...The Waste Industry is undergoing significant innovation and Council as the owner and operators of the waste management facility can investigate the potential to pilot these innovative practices for the Hawkesbury"*.

DISCUSSION

The General Waste Processing trial with ARC Ento can potentially reduce the amount of material from the general waste bin by over 75%. If the technology is proven to be viable, economical and reliable, this would significantly extend the life of the landfill, it would reduce landfill emissions and it would achieve circular economy outcomes as it produces valuable products for end markets.

Currently there are limited options in NSW for the processing of municipal solid waste; the options available are to landfill such waste, or processed via Mixed Waste Organics Outputs, however this has now been banned by the NSW EPA.

At a high level, the ARC Ento processing involves the following processes, as outlined in Table 2.

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Table 2: ARC Ento Processing Stages

Stage 1 - Sorting and Pre-Segregation	Stage 2 - Organic Processing and Nutrient Recovery	Stage 3 - Residual Material recovery and Re-forming Inorganics and Residual Organics
<ul style="list-style-type: none"> • Shredding • Metals Recovery using magnets and eddy current systems • Density separators 	<ul style="list-style-type: none"> • Bio-digester and Black Solider Fly (BSF) process • Screening • BSF Processing • BSF Meal • Organics Fertiliser 	<ol style="list-style-type: none"> 1. Densification 2. Partial Pyrolysis 3. Extrusion 4. RDR (Refuse Derived Reductant)

Memorandum of Understanding (MoU)

Council has entered into a Memorandum of Understanding (MoU) for the purpose of expressing Council's commitment and intent to develop a mutually beneficial trial.

Contractual Arrangements

Council is currently negotiating and finalising the contractual arrangements with ARC Ento.

The contract would be to undertake the pilot-project over a 12-month period. Council is currently working with ARC to determine the volume of general waste to be processed per day by the trial, however this is initially estimated to be between 20 and 25 tonnes per day, five days per week of the general solid waste stream. This represents approximately 20% to 25% of general solid waste delivered to the WMF through the kerbside bin collection service or approximately 6,000 to 9,000 tonnes of red bin waste over the course of the 12-month trial.

Next Steps

Council is currently working with ARC Ento through two key stages:

1. The Development Approval (DA) required for the temporary shelter for housing the operations was approved by the Hawkesbury Local Planning Panel at its meeting 27 February 2025.
2. Any amendments required to the Environmental Protection Licence (EPL) held by Council at the Waste Management Facility.

Preliminary works are expected to commence following approval from the DA and commissioning is expected in April/May with full operations to occur in the new financial year from July 2025 following any additional approvals required.

COMMUNITY ENGAGEMENT

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

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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.

Protected Environment and Valued History

2.2 Value, protect and enhance our natural land-based environment with an emphasis on using local resources and key partnerships.

2.3 Encourage and enable our community to embrace the waste management principles of reduce, reuse and recycle.

2.6 Achieve net zero emissions targets.

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 expenditure applicable is provided for in the Adopted 2024/2025 Operational Plan.

RISK MANAGEMENT CONSIDERATIONS

There are a number of risk management requirements which are being addressed through this trial and in relation to this trial with ARC Ento.

Legal and contractual risks are to be managed through the Major Services Agreement with a number of supporting documents required as part of the specifications. ARC Ento is responsible for the operations of the site including their own operational and environmental risk management.

The major compliance risk is being managed through the NSW EPA licencing requirements which will be addressed and managed prior to operation and in accordance with the site's Environmental Protection Licence (EPL), which is to require amendment.

This trial also starts to address the strategic and operational risks for the waste management facility (WMF) by providing the opportunity to extend the life of the landfill, therefore reducing pressure to find alternative disposal locations when the waste facility is at capacity.

ATTACHMENTS

There are no supporting documents for this report.

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10.5.2. IS - Draft Hawkesbury Litter Prevention Plan (158974, 95495)

Previous Item: (158974, 95495)

Directorate: Infrastructure Services

PURPOSE OF THE REPORT

The purpose of this report is to approve the Draft Hawkesbury Litter Prevention Plan for public exhibition.

EXECUTIVE SUMMARY

This report provides an overview of the Draft Hawkesbury Litter Prevention Plan, and an outline of the research, consultation and community engagement undertaken to develop the Draft Plan.

In January 2024, Hawkesbury City Council (Council) was awarded a \$100,000 Waste and Sustainable Materials (WASM) Stream 2 Grant under the NSW Environment Protection Authority's (NSW EPA) 'Litter Prevention Grants Program'. The grant stream is targeted towards strategic development and capacity building. Hawkesbury applied for the maximum funding amount to develop a Hawkesbury Litter Prevention Plan (the Draft Plan), Hawkesbury Litter Prevention Roadmap (the Roadmap), and a Bin Infrastructure Business Case (the Business Case). The Roadmap and Business Case are internal guiding documents, while the Draft Plan is intended to be the public facing document communicating Council's approach to reducing the impact of litter on our environment.

Extensive internal and external engagement and research was undertaken to develop the Draft Plan, which is outlined in the discussion section of this Report. Additionally, an internal Steering Group with various Council departments, along with NSW EPA and Western Sydney Regional Organisation of Councils (WSROC) representatives was formed to oversee the development and delivery of the grant, and the implementation of the Draft Plan.

The success of the Draft Plan will be measured through the Integrated Planning and Reporting (IP&R) process, through the ongoing WSROC facilitated Cost of Litter Study and Litter Social Study, through the NSW EPA litter portal data, through the Australian Litter Measure data, through Butt Litter Counts, and through the NSW EPA Own It and Act status checks which will be repeated annually.

RECOMMENDATION

That Council:

1. Endorse the Draft Hawkesbury Litter Prevention Plan, included as Attachment 1 to this report, for the purpose of public exhibition for a period of at least 28 days.
2. At the expiration of the public exhibition period, the following action be taken:
 - a) Should any submissions be received regarding the Draft Hawkesbury Litter Prevention Plan, a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Draft Hawkesbury Litter Prevention Plan, attached as Attachment 1 to this report.

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BACKGROUND

The NSW Waste and Sustainable Materials Strategy 2021-2027 (WASM) sets out a litter reduction target of 60% by 2030 and a plastic litter reduction target of 30% by 2025, as set out in the NSW Plastics Action Plan.

To achieve these targets the NSW Government has provided \$38 million for litter reduction programs under Stage 1 of the WASM. The NSW Litter Prevention Strategy outlines the significant steps that need to be taken to affect behaviour change and reduce litter in the long term.

The NSW Government opened the WASM Litter Prevention Grants Program for councils, community groups and other key stakeholders to deliver litter prevention projects and develop strategic plans to address litter in their local environments. Up to \$10 million in funding from the NSW EPA is available from 2022 to 2027.

At its Ordinary Meeting on 11 July 2023, Council resolved to endorse the Western Sydney Regional Waste and Sustainable Materials Strategy 2022-2027, developed through the WSROC, which identifies the development of a Regional Litter Strategy as an action. Council Staff have been an active participant in the delivery of the Waste and Sustainable Materials Strategy 2022-2027, both on a regional level through WSROC to develop and deliver on the Regional Litter Prevention Plan, and at a local level to develop a Hawkesbury Litter Prevention Plan.

WSROC was successful in its application for a Stream 2 Grant to develop a regional litter prevention plan and a roadmap, and in its Stream 3 application for implementation of the documents. WSROCs Stream 3 application included the hiring of a Regional Litter Prevention Officer. The regional officer assists Hawkesbury in delivering on litter prevention initiatives and sits on the Steering Group for Hawkesbury's current Stream 2 Grant. Council's Sustainability Officer sits on the WSROC Steering Committee for their Stream 3 project as the representative for Hawkesbury.

Hawkesbury was successfully awarded a \$100,000 Waste and Sustainable Materials (WASM) Stream 2 Grant to develop a Hawkesbury Litter Prevention Plan (Draft Plan), Hawkesbury Litter Prevention Roadmap (Roadmap), and a Bin Infrastructure Business Case (Business Case). While Council is actively involved in litter prevention in collaboration with WSROC, developing a localised litter prevention plan meant Council could expand on the regional actions and ensure our capacity to deliver and plan for litter prevention continues within our LGA as part of Council's processes.

DISCUSSION

Draft Hawkesbury Litter Prevention Plan – Summary

The Draft Litter Prevention Plan, through background research, litter counts, and engagement, documents and communicates Council's Vision, Objectives, measurable Targets, Strategic Directions, and Initiatives with respect to reducing litter and reducing the impact of litter on the environment. These can be viewed from pages 45-54 of the Draft Plan, which is included as Attachment 1 to this Report.

The Draft Plan outlines Council's planned approach to manage litter and preserve the natural environment of our LGA over the next five years. Building upon the State targets and the regional Plan developed through WSROC, a local plan will ensure our capacity to deliver and plan for litter prevention continues within our LGA as part of Council's processes.

In summary, the vision for Hawkesbury is:

“Empowering Council, community, businesses, and visitors, to take informed, efficient actions towards a litter-free future.”

The objectives are:

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1. Employ a robust, evidence-based approach to litter prevention decision making.
2. Build Council's understanding of the financial advantages of investing in litter prevention in addition to litter management.
3. Identify opportunities for efficiencies and maximise the strategic leveraging of Council resources.
4. Build Council's understanding and ownership of litter prevention, to create a new business-as-usual approach to planning and delivery of litter prevention initiatives.
5. Create opportunities to collaborate with local businesses and surrounding Councils, and champion shared commitment of litter prevention.
6. Leverage individual and collective pride in our community and foster a culture where residents and businesses take localised litter prevention measures.
7. Enhance community understanding of correct litter disposal practices and the benefits of a clean environment.
8. Ensure visitors are informed and encouraged to correctly dispose of litter.
9. Ensure an infrastructure standard that prevents unintentional litter and maximises correct disposal.

The targets are:

1. By the end of 2029, Hawkesbury City Council will increase investment in litter prevention from the 2022 baseline.
2. By the end of 2029, litter prevention is included in organisational documents aligned with the Integrated Planning and Reporting framework.
3. By the end of 2029, the number of new registrations to Report to EPA via the litter portal will increase by 200 across the Hawkesbury LGA.
4. By the end of 2029, litter in priority locations will decrease by 20% across Hawkesbury City Council area.
5. By the end of 2029, cigarette butt litter in priority litter locations will decrease by 20%.
6. By the end of 2029, the self-reported percentage of the HCC community who litter will be less than 40%.

The Strategic Directions are:

1. Solid Foundations: Getting the basics right.
2. Shared Commitment and Action: Champions against litter.
3. Leading the Way: Council litter prevention action.

Draft Plan Development – Engagement and Research

During the process of applying for the Stream 2 grant, Council developed an internal Steering Group including Council Staff and WSROC representatives. The Steering Group consists of the following

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departments/representatives; Environmental Sustainability, Resource Recovery, Open Spaces, Development Compliance, Economic Development, Asset Management, Business Transformation & Customer Experience, Financial Services, Environmental Health, and WSROC representatives.

In addition to the Steering Group, extensive internal and external engagement was undertaken to develop the Draft Plan and Draft Roadmap. This included:

- Six surveys – with community, businesses, Aboriginal community, Youth and Councillors,
- Interviews across 14 different internal Teams,
- Four external workshops, including businesses, Aboriginal community, Youth and local Environment Groups,
- Two engagement activities at Council events, including 2024 Hawkesbury Show and 2024 Are You Ready event,
- Eight phone interviews with neighbouring Councils and regional partnerships.

A detailed list of the above engagement is included as Attachment 2 to this Report, AT 2 – Stakeholder Engagement Summary. The findings of the engagement are summarised throughout the Draft Plan.

A large amount of research was undertaken analysing Council's previous litter prevention and management actions and Council's systems, processes and data collection. As part of improving our data collection processes, Council has adopted the Australian Litter Measure (ALM) data collection methodology. The NSW Government, along with other States and Territories, recently developed the Australian Litter Measure (ALM). The ALM is a new process of measuring litter. Over time, once trends can be considered, this data will provide critical insights about litter issues and will be able to inform planning, monitoring and setting of litter targets. Council staff will continue to undertake ALM data collection on an annual basis in sites approved by the Department of Climate Change Energy Environment and Water (DCCEEW) across Recreation, Retail, Residential and Industrial areas in the LGA.

Draft Plan Implementation and Measuring Success

To support the implementation Council has sought grant funding to the value of \$400,000 from the NSW EPA WASM Litter Prevention Program to implement the Draft Plan. If successful, funding will be used to cover the costs of the human resources required for the execution of the Draft Plan. It will also be allocated to the delivery of fit-for-purpose infrastructure, and the delivery of the remaining initiatives.

It is anticipated that within three years, the staffing support provided will have established a new business as usual for Council. This will allow Council to continue with embedded litter prevention initiatives beyond the NSW EPA funding. If Council is unsuccessful in seeking funding, implementation of the Plan would be scaled to reflect existing resources. Council would also need to source funding for infrastructure. The proposed grant funding is outlined in Table 1 below:

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Resource	Description
Litter Prevention Officer	<ul style="list-style-type: none">Three years x 0.8 FTE
Infrastructure	<ul style="list-style-type: none">Removal and disposal of cradle bins and repatriation of siteReallocation of existing binsInstallation of fit-for-purpose binsPurchase and installation of bin signage
Project delivery	<ul style="list-style-type: none">Delivery of projects and campaigns
Existing staff	<ul style="list-style-type: none">Support from Sustainability and Waste Education Officer
In-kind	<ul style="list-style-type: none">In-kind office expenses provided by HCC

Table 1: Resourcing for Stream 3 grant application

Success of the Draft Plan will be measured through:

- Cost of Litter: Through the WSROC coordinated Cost of Litter Study which Hawkesbury participated in 2014/2015 and 2021/2022; Council can assess how much managing litter costs the organisation. Council will repeat this process with WSROC in 2025, 2027 and 2029.
- Document review: Through the IP&P process, progress against the Draft Plans actions will be captured and reported on.
- Report to NSW EPA registrations: Data from the NSW EPA's litter portal will be requested annually to track progress against targets.
- ALM/AusLM: The ALM provides consistent national litter data to track litter behaviour. Three ALM surveys were conducted three times during the development of the Draft Plan to calculate a benchmark for Council. Annual data collection will continue to assess progress against this benchmark and our targets.
- Litter Social Study: WSROC have previously coordinated a Litter Social Study, to gauge community sentiment towards litter. This will be repeated during the life of this Plan and results will inform our progress towards our targets.
- Own it And Act: The NSW EPA's Own It and Act assessment tool will be used as a semi-quantitative measure of any changes in our organisational capacity to prevent litter. OIAA status checks will be repeated annually in partnership with NSW EPA.
- Butt Litter Counts: Butt Litter Counts offer a precise foundation for identifying littering behaviour by type and location, both general and specific. Moving forward, these counts will be utilised to measure the effectiveness of direct litter prevention interventions at targeted sites with high cigarette counts.

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.

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.

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Great Place to Live

- 1.2 Encourage and enable our community to participate in a healthy lifestyle.
- 1.3 Increase the range of local partnerships and plan for the future.
- 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.
- 1.6 Build on a sense of community and wellbeing.

Protected Environment and Valued History

- 2.2 Value, protect and enhance our natural land-based environment with an emphasis on using local resources and key partnerships.
- 2.3 Encourage and enable our community to embrace the waste management principles of reduce, reuse and recycle.
- 2.4 Encourage and enable our community to make more sustainable choices.
- 2.5 Value, protect and enhance our waterways and wetlands with an emphasis on using local resources and key partnerships.

Strong Economy

- 3.3 Promote our community as the place to visit, work and invest.
- 3.4 Support the revitalisation of our town centres and growth of our business community.

Reliable Council

- 4.1 Provide representative, responsive and accountable governance.
- 4.2 Encourage an informed community.
- 4.3 Build strong financial sustainability for now and future generations.
- 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.
- 4.8 Facilitate the delivery of infrastructure through relevant agencies and Council's own works.

FINANCIAL IMPACT

Costs associated with the preparation of the Draft Hawkesbury Litter Prevention Plan were covered under the NSW EPA WASM Stream 2 Grant.

Actions identified in the Draft Plan will be subject to further budgetary considerations and will depend on the availability of resource and adequate budget.

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RISK MANAGEMENT CONSIDERATIONS

Financial Risk and Reputational Risk

There will be an expectation for Council to implement the Litter Prevention Plan as presented to the community, but there are financial risks and considerations in terms of the delivery of actions if grant funding is not received.

ATTACHMENTS

AT - 1 Draft Hawkesbury Litter Prevention Plan - (*Distributed under separate cover*).

AT - 2 Stakeholder Engagement Summary

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Attachment 2 - AT 2 - Stakeholder Engagement Summary

ENGAGEMENT SUMMARY – DRAFT HAWKESBURY LITTER PREVENTION PLAN

Surveys:

- *Aboriginal Community Views of Litter in HCC Area Survey, 2024.* Distributed face to face at a workshop at the Merana Aboriginal Community Association. 5 survey submissions received.
- *Councillor Survey, 2024.* A survey for Councillors was distributed in the 30 May 2024 and 6 June 2024 Councillor update, however 0 survey responses were received.
- *Hawkesbury Business Survey, 2024,* distributed face to face at the Chamber of Commerce breakfast on 20 June 2024. 34 survey submissions.
- *Hawkesbury School Survey, 2024,* sent online to all Hawkesbury schools via email and distributed at a face-to-face workshop at the Centre of Excellence on 13 June 2024. 14 survey submissions received.
- *Litter Challenges in Hawkesbury City Council Area Community Survey (face to face), 2024,* at the Hawkesbury Show 2024. 69 Hawkesbury Residents completed the survey.
- *Litter Challenges in Hawkesbury City Council Area Community Survey (online), 2024,* through Your Hawkesbury, Your Say. 116 page visits, with 73 survey submissions made.

Online and face to face internal interviews:

- Assets Systems and Planning, 17 June 2024.
- CEO, 26 June 2024.
- Community Planning and Partnerships, 26 June 2024.
- Customer Experience / Business Transformations, 26 June 2024.
- Development Compliance, 18 June 2024.
- Economic Development, 19 June 2024.
- Environmental Health, 14 June 2024.
- Environmental Sustainability Team, 13 June 2024.
- Governance and Risk, 17 June 2024.
- Open Spaces, 27 June 2024.
- Records, 17 June 2024.
- Resource Recovery, 13 June 2024.
- Strategic Planning – Flood Plain Management, 12 June 2024.
- Strategic Planning – Land Use, 12 June 2024.

Face to face external workshops and presentations:

- Face to face at a workshop at the Merana Aboriginal Community Association.
- Face to face community engagement at the 2024 Are You Ready event at McQuade Park.
- Face to face community engagement at the 2024 Hawkesbury Show.
- Face to face presentation to businesses at the Hawkesbury Chamber of Commerce breakfast on 20 June 2024.
- Face to face workshop with students at the Centre of Excellence, 13 June 2024.
- Multiple attempts both by phone and email were made to contact the Hawkesbury Sports Council for engagement, with no responses received.
- Online workshop with the Hawkesbury-Nepean Landcare Network Group (including the Hawkesbury Environment Network and Hawkesbury River County Council), July 2024.

Phone and online external interviews:

1. Blacktown City Council, 14 June 2024.
2. Hornsby Shire Council, 13 June 2024.

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3. Lithgow City Council, 2024.
4. Penrith City Council, 14 June 2024.
5. Project Coordinator for the Hawkesbury Nepean River System Coastal Zone Management Program, 4 September 2024.
6. Singleton Council, 17 June 2024.
7. The Hills Shire Council, 18 June 2024.
8. Western Sydney Regional Organisation of Councils, 2024.

Steering Committee engagement:

- Steering Committee Group Meeting – Meeting 1, 20/06/2024
- Steering Committee Group Meeting – Meeting 2, 26/07/2024
- Steering Committee Group Meeting – Meeting 3, 26/08/2024
- Steering Committee Group Meeting – Meeting 4, 01/10/2024

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10.5.3. IS - South Windsor Park Concept Design (95495)

Directorate: Infrastructure Services

PURPOSE OF THE REPORT

The purpose of this report is to present the South Windsor Park Concept Designs for adoption.

EXECUTIVE SUMMARY

The South Windsor Park Landscape Concept Plan has been developed to guide future asset renewal and upgrade works so that works within this District level park are consistent with the users' desired vision for the Park and meets the needs of the community.

The landscape concept design has been developed in consultation with key stakeholders and considers feedback received from the broader community. A staging plan has been developed and high-level costings provided to assist with planning future works and support future grant applications.

A building concept plan has been developed to inform the landscape plan and to provide key stakeholders reassurance that the future building footprint can accommodate the needs of the Hawkesbury City Netball Association and the Hawkesbury Sports Council as a shared use facility.

Development of these concept plans does not represent a formal commitment to funding. Works will be considered for inclusion in Council's Operational Plan in accordance with the plan's priorities, the financial allocations identified in the Long-Term Financial Plan and external funding opportunities as they arise from time to time.

The Hawkesbury Sports Council has an office within South Windsor Park within the Tennis Clubhouse building and is responsible for the management and maintenance of the sporting facilities within the park. The playground and passive areas of the park are managed by Council.

RECOMMENDATION

That Council:

1. Adopt the South Windsor Park Landscape Concept Design attached as Attachment 1 to this report.
2. Adopt the South Windsor Park Building Concept attached as Attachment 2 to this report.

BACKGROUND

South Windsor Park, also known as the Mileham Street Netball Complex is a District level park that provides the only outdoor netball competition facilities within the Hawkesbury LGA. In addition to the 25 asphalt courts and three grass courts, there is a playground, public toilets and a sports amenity building that services netball activities and is home to the Hawkesbury City Netball Association. This park is Crown Land reserved for the purpose of Public Recreation and is identified as Lot 7300 DP1140784.

The South Windsor Tennis Centre, situated south of South Windsor Park and separated from the Park by a road reserve, consists of four tennis courts, small car park and Clubhouse. Lot 3 DP 816809 is Council owned land zoned for Public Recreation. The Clubhouse building has been converted into office space for the Hawkesbury Sports Council.

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For the purpose of planning, South Windsor Tennis Centre has been included as part of the South Windsor Park curtilage so that these two recreation areas can be developed and managed as one facility. All future reference to South Windsor Park within this report refers to all land within this new boundary and is comprised of Lot 7300 DP 1140784, Lot 3 DP 816809 and the road reserve extension of Ham Street.

South Windsor Park is a 4.6ha park situated at 162 Mileham Street, with vehicle access from the roundabout at Stewart Street. This access road connects to an internal driveway that provides access through the park to the South Windsor Tennis Centre/Hawkesbury Sports Council, South Windsor Family Centre, Greenhills Childcare Centre, Hawkesbury Childhood Early Intervention Service, and the Hawkesbury Indoor Sports Stadium. The Park is bounded by Low Density Residential, Industrial, Special Infrastructure (water reservoirs), and Local Centre zones.

Some assets within South Windsor Park are in poor to very poor condition, with the tennis courts largely being unsuitable for use, the netball courts non-compliant to current standards and the public toilets are non-compliant for accessibility. The netball building does not meet the needs of the users and there are few passive recreation opportunities for the local community within the park or nearby areas.

Location Plan



Relevant Legislation

- Local Government Act 1993
- Crown Land Management Act 2016

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DISCUSSION

A concept landscape design has been developed for South Windsor Park to communicate the vision for South Windsor Park as a district park that maximises the full potential of the site and the recreation opportunities it will provide as part of a broader park network. A concept building design has been developed to inform the landscape plan and to provide key stakeholders reassurance that the future building footprint can accommodate the needs of the Hawkesbury City Netball Association and the Hawkesbury Sports Council as a shared use facility. These plans will guide future asset renewal and upgrade works, ensuring works are consistent with the desired vision for the park and meets the needs of the community.

The South Windsor Park Landscape Concept Design features a broader range of recreation opportunities suitable for all members of the community whilst maintaining the site as the Hawkesbury's premier netball facility. The design is consistent with Council's Hawkesbury Regional Open Space Strategy Planning and Design Guidelines. Key features include:

- New multi-purpose building
- Youth space with multi-purpose court (basketball/futsal)
- Upgraded playground
- Upgraded netball courts with lighting
- Lawn warm up court
- Outdoor seating and picnic area
- Spectator seating and shelters
- Shade trees and landscaping
- Multi-use/kick about lawn
- New path network
- New car park including accessible parking area near family centre
- Exercise stations
- Learn to Ride area
- Sensory garden

A new multi-purpose building is proposed to rationalise the three buildings currently on site: public toilet block, netball clubhouse and tennis clubhouse/Sports Council Office. The new building is proposed to include:

- Change rooms for players and umpires including a family room
- Public Toilets
- Flexible multi-purpose room / meeting room with furniture store
- Competition and umpire control rooms

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- Offices - Hawkesbury Sports Council, Hawkesbury District Netball Administration, game day administration
- Shared kitchenette and single WC for admin staff
- Canteen and canteen store
- First Aid room
- Storage - internal, external and sports council archives

The designs for both the landscape and the building allows for staged delivery of the facility whilst maintaining current uses. A staging plan has been developed and high-level costings provided to assist with planning future works and support future grant applications.

The concept designs have been developed in consultation with the Hawkesbury Sports Council and Hawkesbury District Netball Association, and considers feedback received from the community and neighbouring community Facilities.

Consultation with Key Stakeholders

Key members of the Hawkesbury Sports Council and Hawkesbury District Netball Association were engaged with throughout the development of the landscape concept plan and building concept plan. A summary of engagement with key stakeholders is included in the table below.

Organisation	Extent of Engagement
Hawkesbury Sports Council	<ul style="list-style-type: none">• ·Project Initiation meeting for landscape concept design• ·Discussions that informed draft landscape concept designs• ·Review of draft landscape concept designs• ·In person meeting with key stakeholders to discuss Landscape Concept and results from community engagement• ·Project initiation meeting on site for Building Concept Design• ·Presentation of draft building concept for key stakeholder feedback• ·Meeting seeking endorsement of building floor plan from key stakeholders• ·Presentation of building elevations and exterior concept for feedback and endorsement
Hawkesbury City Netball Association	<ul style="list-style-type: none">• ·Discussion with Vicki to inform initial draft landscape concept design relating to Assoc needs and current/future usage.• ·Email notification about upcoming online community engagement and that we would meet with the committee to discuss.• ·Invitation to provide feedback on landscape concept plan

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

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Organisation	Extent of Engagement
	<ul style="list-style-type: none"> • ·In person meeting with key stakeholders to discuss Landscape Concept and results from community engagement • ·Project initiation meeting on site for Building Concept Design • ·Presentation of draft building concept for key stakeholder feedback • ·Meeting seeking endorsement of building floor plan from key stakeholders • ·Presentation of building elevations and exterior concept for feedback and endorsement
Netball NSW	<ul style="list-style-type: none"> • ·Discussion regarding requirements for competition and court capacity • ·Provided with a copy of the landscape concept plan for comment

Community Feedback

A draft version of this Plan was publicly exhibited from 6 January 2024 to 4 February 2024. There is strong community support for the plan, with 154 people responding to the survey and an additional six people providing written responses.

A summary of points made in relation to each topic and Staff response is included in the table below:

Topic	Summary of feedback	HCC Response
Parking	<p>Improvement of parking in and around the park came across as the highest priority for many people. One person mentioned that 8 accessible parking spots in a car park of 200 is not sufficient. They recommended 10-20% should be accessible.</p> <p>There is some concern about parking coming off Greenhills Way and a request for another entry/exit.</p> <p>Suggestion to have an exit from the parking area through the water towers as required for large events.</p> <p>Suggestion to use pavers that allow grass to grow through to reduce the amount of asphalt.</p> <p>Complaint that there is no protection from the weather if</p>	<p>The standard is to provide 2% accessible parking per car park. Given the large demand for parking, it is not recommended to increase the number of accessible spaces as this will reduce the amount available for all users. It should be easy to convert parking to accessible spaces in future if there is greater demand.</p> <p>The land between the water towers is owned by Sydney Water, not Council.</p> <p>Detailed design will consider parking options that use less asphalt / heat generating materials.</p> <p>The proposed parking area can be used by patrons of the childcare/family facilities as well as users of the park. The land</p>

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Topic	Summary of feedback	HCC Response
	<p>people have to walk 50m to the South Windsor Family Centre from the new proposed car park.</p> <p>Peppercorn Services request that the concept plan include the land on which the childcare/community buildings are situated to show shared parking for the three facilities. They suggest providing a safe carpark in front of HECIS, extending existing parking between the Childcare Centre and HECIS toward Steward Street to cater for families accessing both buildings and avoid the need to cross the road. The proposed accessible parking spots won't support their clientele, which is people with prams and small children.</p>	<p>requested for parking to service the three centers is outside the scope of this project and the request has been referred to the Transport and Stormwater Asset Planning Team for inclusion in future works programs.</p>
Pathway	<p>There was an acknowledgement that continuing the footpath along Drummond St will improve safety to both sporting participants & pedestrians.</p> <p>There is support for a looping track/path.</p>	<p>A pathway network, including loop path is included in the design.</p>
Lighting (and security cameras)	<p>Inclusion of lighting and security cameras to deter vandalism and trouble making were mentioned as being important. (at car park, courts and club house).</p> <p>Inclusion of lighting to netball courts and car park is supported.</p>	<p>Lighting along pathways, at the building and in the car park is included in the design.</p> <p>Inclusion of security cameras to be considered at the detailed design stage.</p>
Netball Courts	<p>There is a request to fix the courts: wider spacing between courts, and surface. All weather acrylic finished courts is requested.</p> <p>There is a request for an undercover court to help with training and trials. (next to the building in place of the new play equipment).</p>	<p>The concept plan proposes upgraded courts that provide improved spacing between courts.</p> <p>An undercover court will not be accommodated at this stage due to the high cost involved.</p> <p>Discussion with Netball NSW confirms that 23 courts will be at capacity for a club with 2,300</p>

ORDINARY MEETING

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Topic	Summary of feedback	HCC Response
	<p>There is some concern around the staging of works and the impact this will have on the netball competition.</p> <p>The Netball Club require a minimum of 25 all-weather courts to maintain their level of membership and accommodate anticipated future growth.</p>	<p>members. Current membership is approximately 1,300 members. This facility will be used for standard club competitions as major competitions require a minimum of 30 courts.</p>
New Amenity Building	<p>Upgrade of the netball amenities is important to support netball carnivals and ongoing viability of the club.</p> <p>The current toilets are disgusting and there are not enough. There are no changing rooms.</p> <p>There is a request that the public toilets be open to the public all the time.</p> <p>There is a suggestion that the new building should be near the water tower. It needs to include a large meeting room for council and club meetings, canteen and BBQ facilities, storage areas for equipment and separate areas for first aid, umpires' control, office space and make and female toilets and showers.</p>	<p>The building concept design addresses these issues and is supported by the Hawkesbury District Netball Association and Hawkesbury Sports Council.</p>
Fitness Equipment	<p>There is support for other facilities such as fitness equipment to increase usage of the site.</p>	<p>Fitness equipment is included in the design.</p>
Basketball	<p>There is support for multi-use facilities so that the site does not just cater for netball.</p> <p>There are not enough outdoor basketball courts in the Hawkesbury – these are desperately needed.</p> <p>Someone asked to add tennis courts (Facebook post)</p> <p>Someone asked about pickleball courts (Facebook)</p>	<p>The youth space is to include a multi-use court - it is recommended to accommodate basketball and potentially futsal and or pickle ball.</p> <p>There is insufficient space within the park to accommodate a tennis court in addition to all the other facilities.</p>

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

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Topic	Summary of feedback	HCC Response
BMX/Skate	One person indicated that a BMX track or skate park would be good to have	This site is not large enough to accommodate these activities in addition to the netball facilities.
Teen area	There are currently issues with broken glass due to bored teenagers and therefore some lack of support for a teen hangout area.	Providing facilities for teens will help with eliminating boredom and increase usage of the site / passive surveillance.
Undercover areas and Shade	Request for plenty of undercover and shade options. There is no protection to spectators from rain in winter and the courts heat up in summer making the area hot and unpleasant to visit	Shade trees and shelters are included in the concept design.
Sensory Garden	Peppercorn Service support this. They suggest integrating an Aboriginal cultural garden due to the large Aboriginal community that lives in this area. Lighting is recommended here to deter anti-social behaviour as it is tucked away out of general surveillance.	Consider incorporating Aboriginal cultural garden into the sensory garden at detailed design phase.
Trees	There was some concern about planting trees in shallow soils (tip site) and the trees then being blown over after heavy rain.	The trees will be planted on the edges of the park, not within the area previously used as a tip. Further investigation of site limitations will be undertaken at detailed design phase.

Please refer to Attachment 1 for the South Windsor Park Landscape Concept Design and Attachment 2 for the South Windsor Park Building Design. Once adopted, these concept designs will be included in future Plans of Management that relate to the site.

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 already undertaken meets the criteria for the minimum level of community engagement required under Council's 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.

Great Place to Live

1.2 Encourage and enable our community to participate in a healthy lifestyle.

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

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

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FINANCIAL IMPACT

The Long-Term Financial Plan will not be able to fund all works identified in the Concept Designs. This situation has been clearly communicated to stakeholders during the course of developing the plans, in particular that these plans:

- Are long term plans to clearly outline community aspirations and ensure that all works are consistent with those long-term community objectives
- Will be used to prioritise works against allocations in the Long-Term Financial Plan via the annual Operational Plan
- Will be used as the basis for determining how any relevant developer contribution funds should be allocated
- Will be used to support applications for grants and other external funding opportunities to compliment the funds allocated in the Annual Operational Plans.

In order to best prepare for future funding opportunities, a high-level cost estimate was prepared as part of the Concept Designs. The expected build costs is estimated at \$12,827,000*. The breakdown of stage costing has been outlined below:

- Stage A - Removal of courts for future building + build 3 New Courts \$509,000
- Stage B - New Multipurpose Building \$2,902,000
- Stage C - New Netball Courts \$4,264,000
- Stage D1 - New Car Park \$2,262,000
- Stage D2 - Landscape Works around carpark and new courts \$560,000

Future Stages E & F - \$2,330,000 (youth park, playground, exercise area, learn to ride, sensory garden, shelters and WSUD)

*Note that this is a high-level cost estimate based on areas and lengths calculated in CAD and rates derived from recent tender of projects of similar size and scale. No detailed design, site survey, or other site investigations have yet been undertaken. A 30% design contingency has been included. GST has been excluded. Cost estimates exclude soil removal costs, major earthworks costs, soil importation, and removal of hazardous material.

RISK MANAGEMENT CONSIDERATIONS

The risks of not planning for future upgrade of South Windsor Park include:

- Failure to provide suitable recreational facilities for the community
- Ad hoc improvements that have little consideration for long term suitability
- Limited ability to secure grant funding due to having no supporting strategy or plan

ATTACHMENTS

AT - 1 South Windsor Park Landscape Concept Design – *(Distribute under separate cover)*

AT - 2 South Windsor Park Building Concept Design - *(Distributed under separate cover).*

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10. REPORTS FOR DETERMINATION
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11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 11 March 2025

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Nil reports.

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11. RECEIPT OF MINUTES OF OTHER COMMITTEES

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ORDINARY MEETING
12. NOTICES OF MOTION
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12. NOTICES OF MOTION

Nil reports.

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13. QUESTIONS WITH NOTICE
Meeting Date: 11 March 2025

13. QUESTIONS WITH NOTICE

13.1.1. Questions With Notice

The following Questions With Notice were submitted.

#	Councillor	Question	Response
1	Wheeler	Does Council keep a list of publicly available defibrillators on our website?	No. Council provides defibrillators for Council staff at all workplaces and keeps a register of those defibrillators. We do not provide or maintain defibrillators for the public. There are community and publicly accessible defibrillators in various locations across the Local Government Area, however Council has no oversight of the condition or maintenance of these units and does not have the resources to maintain such a database.
2	Wheeler	Will Council run more free or subsidised first aid courses in 2025?	There are no plans for Council to run free or subsidised first aid courses in 2025 as these were previously delivered using grant funds.

ATTACHMENTS

There are no supporting documents for this report.

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13. QUESTIONS WITH NOTICE
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ORDINARY MEETING

14. RESPONSE TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

Meeting Date: 11 March 2025

14. RESPONSE TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

14.1.1. Response to Councillor Questions Taken on Notice at the Council Meeting on 10 December 2024 and 4 February 2025

The following questions were raised from Councillors regarding matters on the Council Meeting Business Papers at the Council Meetings on 10 December 2024 and 4 February 2025. These questions were taken on notice and the response is provided below:

#	Council Meeting	Councillor	Question	Response
1	10 December 2024	Veigel	Can a reference to the below data be provided? Based on the annual emissions estimate of 4,099 tonnes of CO ₂ , this equates to the running of 891 Toyota RAV 4 AWD (2020) for a year which is a fuel-efficient hybrid SUV, or the running of 20,044 LED lights for a year.)	In the absence of measured data, previous responses to Questions on Notice in this regard were based on the Federal Government's (Department of Climate Change, Energy, the Environment and Water) Australian National Greenhouse Accounts Factors. Now that the gas lamps are operational, Council undertook measurements of gas consumption in early 2025 utilising the two gas meters supplying to all gas meters in the Mall, to determine the likely annual cost and emissions from those lamps.
2	10 December 2024	Kotlash	Is the estimate of 4,099 tonnes of CO ₂ s equivalent to 891 Toyota RAV 4 AWD (2020)? Can we confirm the figure.	
1	4 February 2025	Djuric	Does DCCEEW specifically represent gas lamps in calculations? Can Council be provided with specific breakdown of the 4,099 tonnes and with the Gas bills?	From this analysis and using Council's current tariff structure and emissions data from Origin Energy, Council has revised the estimated annual emissions to be 3,600 tonnes of CO ₂ and an annual estimated cost of \$17,000.

ATTACHMENTS

There are no supporting documents for this report.

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ORDINARY MEETING

14. RESPONSE TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

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ORDINARY MEETING

15. CONFIDENTIAL REPORTS

Meeting Date: 11 March 2025

15. CONFIDENTIAL REPORTS

15.1. GENERAL MANAGER

Nil reports.

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15.2. CITY PLANNING

Nil reports.

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15.3. CORPORATE SERVICES

15.3.1. CS - Proposed Sale of Closed Road adjoining 112 Horans Lane, Grose Vale (95496, 159585)

Previous Item: 10.4.4, Ordinary (11 June 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 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.

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15.4. INFRASTRUCTURE SERVICES

Nil reports.



Ordinary Meeting

End of Business Paper

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