



# EXTRAORDINARY MEETING

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Date of meeting: 29 July 2025  
Location: Council Chambers  
Time: 6:30 PM

**BUSINESS PAPER**



## EXTRAORDINARY MEETING

### Table of Contents

Meeting Date: 29 July 2025

### Table of Contents

<b>1. WELCOME .....</b>	<b>5</b>
a) Acknowledgement of Indigenous Heritage .....	5
b) General Manager's Matters for Mention .....	5
<b>2. ACKNOWLEDGEMENT OF OFFICIAL VISITORS TO THE COUNCIL.....</b>	<b>5</b>
<b>3. APOLOGIES AND LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS .....</b>	<b>5</b>
<b>4. DECLARATIONS OF INTERESTS .....</b>	<b>5</b>
<b>5. CONFIRMATION OF MINUTES .....</b>	<b>7</b>
<b>6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS .....</b>	<b>9</b>
<b>7. CONDOLENCES .....</b>	<b>11</b>
<b>8. MAYORAL MINUTES.....</b>	<b>13</b>
<b>9. EXCEPTION REPORTS - ADOPTION OF ITEMS NOT IDENTIFIED FOR DISCUSSION AND DECISION .....</b>	<b>15</b>
<b>10. REPORTS FOR DETERMINATION .....</b>	<b>17</b>
10.1. PLANNING DECISIONS .....	17
10.2. GENERAL MANAGER .....	19
10.3. CITY PLANNING .....	21
10.3.1. CP - Request for Custodianship - Krupp Field Gun.....	21
10.3.2. CP - Thriving Hawkesbury: Beyond Resilience .....	33
10.3.3. CP - Inclusion of a Freeboard with the Flood Planning Level – (161821, 124414, 95498) .....	39
10.3.4. CP - Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan .....	45
10.4. CORPORATE SERVICES .....	71
10.4.1. CS - Council's Borrowing Policy - (95496, 96332) .....	71
10.5. INFRASTRUCTURE SERVICES .....	75
<b>11. RECEIPT OF MINUTES OF OTHER COMMITTEES .....</b>	<b>77</b>
11.1.1. ROC - Floodplain Management Committee - 18 June 2025 - (161821, 124414, 95498). 77	
11.1.2. ROC - Heritage Committee - 3 July 2025– (80242).....	93

## EXTRAORDINARY MEETING

### Table of Contents

Meeting Date: 29 July 2025

<b>12. NOTICES OF MOTION .....</b>	<b>117</b>
<b>13. QUESTIONS WITH NOTICE .....</b>	<b>119</b>
13.1.1. Question with Notice .....	119
<b>14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING.....</b>	<b>121</b>
14.1.1. Response to Councillor Question Taken on Notice at the Council Meeting - 19 March 2025 .....	121
<b>15. EXCLUDED AGENDA ITEM – COUNCIL MEETING – 22 JULY 2025 - (79351) .....</b>	<b>123</b>
<b>16. CONFIDENTIAL REPORTS .....</b>	<b>125</b>
16.1. GENERAL MANAGER .....	125
16.2. CITY PLANNING .....	127
16.3. CORPORATE SERVICES .....	129
16.3.1. CS - Outstanding Receivables - Bad Debts Write Off - (95496, 96332) .....	129
16.4. INFRASTRUCTURE SERVICES .....	131

## **EXTRAORDINARY MEETING**

### **WELCOME**

**Meeting Date:** 29 July 2025

#### **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.

**EXTRAORDINARY MEETING**

**WELCOME**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**5. CONFIRMATION OF MINUTES**  
**Meeting Date: 29 July 2025**

**5. CONFIRMATION OF MINUTES**

Nil.

**EXTRAORDINARY MEETING**  
**5. CONFIRMATION OF MINUTES**  
**Meeting Date: 29 July 2025**

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**EXTRAORDINARY MEETING**

**6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS**

**Meeting Date:** 29 July 2025

**6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS**

**EXTRAORDINARY MEETING**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**

**7. CONDOLENCES**

**Meeting Date:** 29 July 2025

**7. CONDOLENCES**

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

**EXTRAORDINARY MEETING**

**7. CONDOLENCES**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**

**8. MAYORAL MINUTES**

**Meeting Date:** 29 July 2025

**8. MAYORAL MINUTES**

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

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

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

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

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

**EXTRAORDINARY MEETING**

**8. MAYORAL MINUTES**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**

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

**Meeting Date:** 29 July 2025

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DECISION**

**EXTRAORDINARY MEETING**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10. REPORTS FOR DETERMINATION**

**10.1. PLANNING DECISIONS**

Nil Reports.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.2. GENERAL MANAGER**

Nil Reports.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.3. CITY PLANNING**

**10.3.1. CP - Request for Custodianship - Krupp Field Gun**

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to present a request from Task Force Veteran Hunter Anzac Memorial Limited to assume custodianship of the Council owned 1904 Krupp Field Gun which is currently stored at Council's Wilberforce Depot.

**EXECUTIVE SUMMARY**

Task Force Veteran has been successful in receiving a \$5 million grant to restore the Scheyville Veterans Families and Community Hub Precinct.

Restoration of the buildings has substantially commenced which incorporates a museum dedicated to all of the various periods of occupation of the site, and items of local military history.

Task Force Veteran has a twenty-year licence over the site with a plan to open to the public for people to visit the museum and understand the rich history of the site.

Council has recently received a request from Task Force Veteran Hunter Anzac Memorial Limited, attached as Attachment 1 to this report, requesting custodianship of the Krupp Field Gun that is owned by Council and currently stored at the Wilberforce Depot. The request from Task Force Veteran outlines a proposal to display the Krupp Field Gun in their museum at the Scheyville site.

**RECOMMENDATION**

That Council:

1. Approve the loan of Council's 1904 Krupp Field Gun to Task Force Veteran Hunter Anzac Memorial Limited to place it on display in the Scheyville Veterans Families and Community Hub, Scheyville.
2. Endorse the Loan Agreement included as Attachment 2 to the report and delegate authority for the General Manager to sign the Agreement.

**BACKGROUND**

The Krupp Field Gun is a unique piece of history that was donated to Council in 1921, and in recent times underwent a \$60,000 restoration through a NSW State Government grant.

Prior to its restoration, the gun was displayed in the War Memorial Section of McQuade Park, Windsor where, due to its exposure to the natural elements, significant deterioration had occurred.

The Romanian Model 1904 75mm Krupp Gun is a rare gun, especially when considered in the context of other surviving World War I trophy guns. Of the 402 Model, 1,904 guns were made, with at least six known to have been imported to Australia at the end of World War I.

The 1904 Krupp Field Gun has an interesting history as it was originally built for and used by the Romanians from 1904. During the Balkan wars before World War I, Turkey captured a number of

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

guns from Romania, of which Gun Number 153 may have been one. It is also possible that the Gun was captured later by Central Powers forces when Romania entered World War I in 1916. Turkey also used the similar Krupp Model 1903 75mm gun with the ammunition between Turkish and Romanian guns being interchangeable. Once in the Turkish inventory, the Romanian guns were used against the British and Australian forces in Palestine, and were captured as the Allies advanced towards Damascus. The Australian War Records Section attempted to record details of the guns captured in the Middle East, however, exact details of its capture were not able to be sourced.

Of the six known Romanian 75mm guns, only one has a Regimental provenance, and the other five including Council's gun are simply noted as being captured by the Australian Light Horse. Although it is certain that the gun currently owned by Council was captured by the Australian Light Horse from Turkish forces in Palestine in 1917 or 1918, nothing more can be reliably deduced of its provenance. The gun is one of only two known Romanian model guns to be allocated to NSW.

On completion of the restoration of the Krupp Gun between January and July 2017 it was placed on display at Council's Deerubbin Centre, as part of the World War I Centenary commemorations.

A copy of the Conservation Treatment Report by International Conservation Service Pty Ltd for the Krupp Field Gun Number 153, describes the restoration process and provides photos of the stages of restoration and is attached as Attachment 3 to this report. Section 5 of that report raised the issue of future preservation of the gun and recommended that the gun be placed under cover to slow its deterioration from the external elements.

Following the display at the Deerubbin Centre, the gun was dismantled and placed in safe storage at Council's Wilberforce Depot, pending identification of a suitable location to display the Field Gun.

## **DISCUSSION**

The request outlined in the correspondence from Task Force Veteran is to house the gun inside one of the huts at the Scheyville site, along with other military displays, for visitors to observe in a well-managed area away from external elements that would cause deterioration of the restored gun.

The building where the gun would be displayed has security measures in place including, 18 security cameras with infrared technology, movement sensors, security access doors with sensors and back to base monitoring 24 hours per day, seven days a week.

The team at Scheyville have stated that they have extensive experience regarding the preservation and conservation of numerous pieces of military history covering vehicles from World War II to current times.

If the request from Task Force Veteran is granted, they have stated that they can arrange for transportation of the gun at their expense, with a team of specialists who will supervise the transportation from the Wilberforce Depot to the Scheyville site.

As Task Force Veteran have a twenty-year license over the Scheyville site, should Council agree to provide them custodianship of the Field Gun, a Loan Agreement has been prepared to cover this period, and is included as Attachment 2 to this report. The Loan Agreement, amongst other clauses includes provisions for:

- Installation of signage at the museum to indicate that the Krupp Field Gun is on loan from Hawkesbury City Council
- That the Krupp Field Gun is displayed in an area that is cordoned off to prevent climbing onto the Gun by members of the public

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- That a hand over presentation/event be organised.

Task Force Veteran Hunter Anzac Memorial Limited have reviewed the Loan Agreement and are agreeable to the terms.

Should Council resolve to provide custodianship of the Krupp Field Gun to Task Force Veteran Hunter Anzac Memorial Limited then as per the Loan Agreement, this will be for the term of their Lease at the Scheyville facility which is currently 20 years.

### **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

1.5 Enrich our local identity by enhancing connection to our unique stories, landscapes and places

#### Sustainable Environments and Heritage

2.1 Value, protect and enhance Hawkesbury's heritage and historic assets

2.2 Enrich collaborations through connection to nature, environments and heritage

#### Strong Economy

3.3 Promote the Hawkesbury as a great place to visit, work and invest.

### **FINANCIAL IMPACT**

There are no financial implications applicable to this report.

### **RISK MANAGEMENT CONSIDERATIONS**

Risks will be managed through conditions of the Loan Agreement included as Attachment 2.

### **ATTACHMENTS**

**AT - 1** Letter from Task Force Veteran Hunter Anzac Memorial Limited requesting custodianship/loan of the 1904 Krupp Field Gun

**AT - 2** Draft 1904 German 75mm Krupp Field Gun Loan Agreement document

**AT - 3** Conservation Treatment Report by International Conservation Service Pty Ltd for the Krupp Field Gun Number 153 - (*Distributed under separate cover*).

**oooO END OF REPORT Oooo**

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**Attachment 1 - Letter from Task Force Veteran Hunter Anzac Memorial Limited requesting  
custodianship/loan of the 1904 Krupp Field Gun**



**Task Force Veteran  
Hunter Anzac Memorial Limited**  
ABN: 53 623 275 196  
14 Elgin Street, Maitland, NSW 2320  
Postal: PO Box 78 Branxton, NSW 2335  
[www.taskforceveteran.org.au](http://www.taskforceveteran.org.au)

Attn.  
General Manager Elizabeth Richardson  
Mayor Les Sheather  
Hawkesbury Council  
366 George Street Windsor NSW 2756  
Email: [andrew.kearns@hawkesbury.nsw.gov.au](mailto:andrew.kearns@hawkesbury.nsw.gov.au)

*ELIZABETH + LES*

We are writing to you to request the 1901 Krupp Gun, currently in the possession of Hawkesbury Council – stored in the works depot be placed into the custodianship of Task Force Veteran at the Schyville Veterans Families and Community Hub as a permanent display.

Task Force Veteran and Hunter Anzac Memorial Limited is a fully complaint Charity registered in Australia with the Australian Charities and Not for Profit Commission and Australian Taxation Office

As you would be aware Task Force Veteran was successful in receiving a \$5 Million dollar grant to restore the hut precinct to its forma glory, the site has a rich history to not only the Hawkesbury but also the Nation as a whole from the Dreadnought Scheme to prisoner of War Camp in WW1 – teaching farming skills to women in WW2 due to the shortage of men, a migrant camp after WW2and finally the home of the Officer Training Unit under the National Service Scheme for the Vietnam War and also the connection to the Land by the Cattai Clan and the Dhurung people.

The hut precinct has commenced substantial restoration of the buildings which we have commenced to establish a museum to all the various periods of occupation and to house local military history Task Force Veteran has a twenty (20) year license over the site, the planned use is also open the site on a monthly basis for people to visit the museum and understand the rich history of the site – whilst also gaining a further understanding of the sacrifices of our Defence personnel over many generations from Federation to date.





**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

The 1901 Krupp Gun is a unique piece of History that was donated to the Council in 1921 and in recent times has had \$60,000.00 donated by the State Government for its restoration, Task Force Veteran plan is to house the Gun inside the Eastern SSARs hut for permanent display along with other military displays.

An item such as this should be shared with all visitors in a safe and well-managed display inside a building away from the elements.

We request the council consider our request to house the gun in a facility that has a considerable amount of Security features such as:

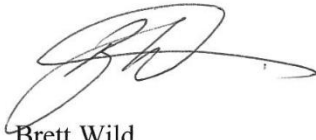
1. The buildings are protected by 18 Security Cameras with Infrared Technology,
2. Movement sensors,
3. Security access doors that have sensors installed covering all entry points,
4. Back to base monitoring that are monitored 24/7

Additionally, the National Park is locked from 7am to 7pm, 7 days a week.

The team at Scheyville have extensive experience regarding the preservation and conservation of numerous pieces of military history covering vehicles from WW2 to current times. We have also engaged with the local NSW Police Command who are fully aware of our displays and maintain regular patrols around the Scheyville site. Several of our directors live local to the Scheyville site and are available as required.

If granted our request, we would affect the transport at our own expense – with out team we have specialist regards the transportation of delicate military items and displays.

We thankyou for the time taken to consider our request – we look forward to working with Council to display the Gun for the broader community.



Brett Wild  
Chairman  
Task Force Veteran  
Hunter Anzac Memorial Limited

// May 2025



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**Attachment 2 - Draft 1904 German 75mm Krupp Field Gun Loan Agreement document**



## LOAN AGREEMENT

### 1904 GERMAN 75mm KRUPP FIELD GUN

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THIS AGREEMENT is made by and between;

Hawkesbury City COUNCIL  
366 George Street  
WINDSOR NSW 2756

ABN 54 659 038 834

("COUNCIL")

AND

Task Force Veteran Hunter Anzac Memorial Limited  
ABN 53 623 275 196

("BORROWER")

#### **BACKGROUND**

- A.** The Council is the owner of a 1904 German 75mm Krupp Field Gun, from World War I, described in Schedule 1 ("the Item").
- B.** The Item was donated to the Council in the 1920s and refurbished with grant funding in 2016 for public display purposes.
- C.** The Borrower operates a facility at Scheyville National Park ("Scheyville facility") under a lease agreement with National Parks and Wildlife Service ("the Lease").
- D.** The Borrower wishes to take possession of the Item for public display at its Scheyville facility, and Council agrees to loan the Item to the Borrower for the term of the Lease, subject to the terms of this Agreement.

#### **1. INTERPRETATION**

In this Deed:

- (a) Headings and bold type are for convenience only and do not affect the interpretation of this deed.
- (b) The singular includes the plural and the plural includes the singular.
- (c) Words of any gender include all genders.
- (d) Other parts of speech and grammatical forms of a word or phrase defined in this deed have a corresponding meaning.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- (e) An expression importing a person includes any company, partnership, joint venture, association, corporation, or other body corporate and any Government Agency as well as an individual.
- (f) A reference to a clause, party, schedule, attachment, or exhibit is a reference to a clause of, and a party, schedule, attachment or exhibit to, this deed and a reference to this deed includes any schedule, attachment and exhibit.
- (g) A reference to any legislation includes all delegated legislation made under it and amendments, consolidations, replacements, or re-enactments of any of them.
- (h) A reference to a document includes all amendments or supplements to, or replacements of that document.
- (i) A reference to a party to a document includes that party's successors and permitted assignees.
- (j) A promise on the part of two (2) or more persons binds them jointly and severally.
- (k) No provision of this deed will be construed adversely to a party because that party was responsible for the preparation of this deed or that provision.
- (l) "Item" means the 1904 German 75mm Krupp Field Gun described in Schedule 1.
- (m) "Loan Period" means the period commencing on the Effective Date and ending on the termination or expiry of the Borrower's Lease at Scheyville National Park, unless terminated earlier in accordance with this Agreement.
- (n) "Effective Date" means the date of execution of this Agreement.
- (o) "Lease" means the lease agreement between the Borrower and National Parks and Wildlife Service for the Scheyville facility.

**2. LOAN OF THE ITEM**

- 2.1** Council hereby loans the Item to the Borrower, and the Borrower accepts the Item, for the Loan Period, subject to the terms and conditions of this Agreement.
- 2.2** Council retains full ownership of the Item, and this Agreement does not transfer any title or proprietary interest in the Item to the Borrower.

**3. PURPOSE AND USE**

- 3.1** The Borrower shall use the Item solely for public display at its Scheyville facility as part of a heritage or veterans' commemoration exhibit.
- 3.2** The Borrower shall not modify, alter, or dispose of the Item, unless otherwise consented to by Council.
- 3.3** The Borrower shall ensure the Item is housed in a suitable protective enclosure to prevent damage from weather exposure or other elements, and displayed to prevent climbing onto the Item by members of the public.
- 3.4** The Borrower shall install signage where the Item is displayed to indicate that the Item has been loaned from Council.
- 3.5** The Borrower shall agree to undertaking a handover event when the Item has been moved to the leased premises.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**4. DELIVERY AND RETURN**

- 4.1 The Borrower shall arrange for the delivery of the Item from its current storage at Council's Works Depot Old Sackville Road, Wilberforce to the Borrower's Scheyville facility on or before 12 August 2025.
- 4.2 Upon termination or expiry of the Loan Period, or upon early termination of this Agreement, the Borrower shall return the Item to Council at Council's Works Depot, Old Sackville Road, Wilberforce in the same condition as received, at the Borrower's expense.
- 4.3 The Borrower shall notify Council in writing at least thirty (30) days prior to the expiry or termination of the Lease.

**5. CARE AND MAINTENANCE**

- 5.1 The Borrower shall maintain the Item in good condition, taking all reasonable steps to protect it from damage, theft, or deterioration.
- 5.2 The Borrower shall bear all costs associated with the maintenance, storage, and display of the Item during the Loan Period.
- 5.3 Any repairs or conservation work required for the Item shall be undertaken only by qualified professionals and with the prior written approval of Council.

**6. ACCESS**

The Borrower must provide Council with reasonable access to the Item, for the purpose of inspections or viewing, with forty eight (48) hours' notice being provided to the Borrower by Council.

**7. INSURANCE**

- 7.1 The Borrower shall obtain and maintain adequate insurance coverage for the Item against loss, theft, or damage for the duration of the Loan Period.
- 7.2 The insurance policy shall name Council as an additional insured party, and a copy of the policy shall be provided to the Council within fourteen (14) days of the Effective Date.

**8. INDEMNITY**

The Borrower shall indemnify and hold harmless Council against any claims, losses, or damages arising from the Borrower's use, storage, or display of the Item, except where such claims arise from Council's negligence.

**9. DISPUTE RESOLUTION**

- 9.1 If a party notifies, in writing, the other party that a dispute has arisen in connection with this Agreement, the parties agree to enter informal negotiations to resolve the dispute in good faith and in an amicable manner.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- 9.2** If a dispute is not resolved informally within twenty one (21) days from the date of service of a written notice, the parties agree to engage an accredited third-party mediator to assist with the resolution of the dispute by mediation.
- 9.3** The parties agree to equally share the costs of engaging a third-party mediator in accordance with this clause.
- 9.4** If mediation fails to resolve the dispute within thirty (30) days, either party may commence proceedings in a court of competent jurisdiction in New South Wales.

**10. TERMINATION**

- 10.1** This Agreement shall terminate automatically upon the expiry or termination of the Borrower's Lease.
- 10.2** The Council may terminate this Agreement with immediate effect by written notice to the Borrower if:
- (a) The Borrower breaches any term of this Agreement and fails to remedy the breach within fourteen (14) days of receiving notice; or
  - (b) The Borrower becomes insolvent or ceases to operate.
- 10.3** Upon termination, the Borrower shall return the Item to Council in accordance with clause 4.2.

**11. GOVERNING LAW**

This Agreement is governed by and construed in accordance with the laws of New South Wales, Australia.

**12. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties with respect to the loan of the Item and supersedes all prior agreements or understandings.

**13. NO RELIANCE**

Neither party has relied on any statement by any other party not expressly included in this Agreement.

**14. COUNTER PARTS**

This Agreement may be executed in any number of counterparts.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**EXECUTED AS A DEED**

Executed for and on behalf of  
Hawkesbury City Council  
By its authorised officer:

Name:

Capacity:

Signature:

Dated:

Executed by Task Force Veteran Hunter Anzac Memorial Limited  
In accordance with section 127 of the *Corporations Act* 2001:

Name:

Capacity:

Signature:

Dated:



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**SCHEDULE 1 - DESCRIPTION OF THE ITEM**

Item:

1904 German 75mm Krupp Field Gun (World War I)

Description:

A 1904 German 75mm Krupp Field Gun from World War I, donated to Hawkesbury City Council in the 1920s, refurbished with grant funding in 2016 featuring wooden wheel spokes, currently stored in a shipping container at Council's Works Depot, Old Sackville Road, Wilberforce.

The Field Gun is in good presentation condition but requires protection from weather exposure due to its wooden components.

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.3.2. Thriving Hawkesbury: Beyond Resilience**

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to seek Council's endorsement to publicly exhibit the Draft Resilience Strategy - Thriving Hawkesbury: Beyond Resilience.

**EXECUTIVE SUMMARY**

Following the cascading and compounding impacts of the 2019 drought and bushfires, COVID-19 and successive flood events, Council and our community have experienced resilience firsthand. Development of a Resilience Plan was proposed to guide community resilience and was initially led by the Community Planning and Partnerships team. A draft Plan was developed by CRED Consulting (CRED) in 2023 which has been revised by the Strategic Planning team following a review and engagement with relevant stakeholders.

The revised draft document, the Resilience Strategy, has been named 'Thriving Hawkesbury: Beyond Resilience' (Strategy) and aims to achieve the following strategic objectives:

- Whole of Hawkesbury vision relating to resilience
- Alignment with Community Strategic Plan 2025-2045
- Coupling resilience with overall wellbeing and prosperity rather than a response to a disaster
- Going beyond resilience to a place where the community and Council are strong, supported and empowered.

The draft Strategy includes a theory of change to explain Council's vision of a thriving Hawkesbury that requires collective action (not Council alone). The Draft Strategy describes Council's proposed actions to contribute towards this vision which are collated into five strategic directions, and are designed to be integrated into Council's Integrated Planning and Reporting Framework.

The five proposed Strategic Directions of the Draft Strategy are:

1. Great Place to Live
2. Caring for Country
3. Connected for Strength
4. Prepared and Informed
5. Our Hawkesbury.

These directions align with the Resilient Sydney Strategy 2025-2030 and recognise the local context and unique challenges and characteristics of the Hawkesbury.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

## **RECOMMENDATION**

That:

1. Council endorse the Draft Resilience Strategy 'Thriving Hawkesbury: Beyond Resilience' included as Attachment 1 to the report, being placed on public exhibition for a period of 42 days.
2. A report on the outcome of community consultation be presented to Council following the public exhibition to consider the submissions and adoption of the Draft Strategy.

## **BACKGROUND**

Following the cascading and compounding impacts of the 2019 drought and bushfires, COVID-19 and successive flood events, Council and our community have experienced resilience firsthand. Development of a Resilience Plan was proposed to guide community resilience, and was initially led by the Community Planning and Partnerships team.

A Draft Plan was developed by CRED Consulting (CRED) in 2023 following a targeted community engagement process including face to face stakeholder workshops, online surveys and engagement at a range of community events.

In late 2024 the Strategic Planning team was tasked with leading the review and re-development of the draft Plan so that emerging best practice could be applied, including alignment to the newly released Resilient Sydney Strategy 2025-2030. There was also an opportunity to unify resilience with Council's other related strategies to create greater alignment, cohesion and impact.

A review of the 2023 Draft Resilience Plan was conducted by the Director City Planning, Emergency Management Coordinator, Coordinator Environmental Sustainability and Sustainability Officer along with Resilient Sydney. This review highlighted some significant alterations and additions that were required whilst recognising that the original plan had some significant present value.

The 2023 Draft Resilience Plan was substantially revised and redesigned into the new Draft Strategy that is now presented to Council for consideration as Attachment 1. The Draft Strategy in its current form aligns with emerging best practice by Resilient Sydney, NSW Reconstruction Authority and other Local Government resilience experts. It is proposed that the Strategy is named to reflect the current understanding, being that communities want to achieve more than just being resilient or surviving; people want their governments globally to support and empower them to be able to thrive.

The Draft Strategy was presented at the Councillor Workshop on 8 July 2025, with feedback obtained and incorporated into the Draft Strategy contained in Attachment 1 to the report.

## **DISCUSSION**

The renamed Strategy, 'Thriving Hawkesbury: Beyond Resilience' aims to achieve the following strategic objectives:

- Whole of Hawkesbury vision relating to resilience
- Alignment with the Community Strategic Plan 2025-2045
- Coupling resilience with overall wellbeing and prosperity rather than purely a response to a disaster

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- Going beyond resilience to a place where the community and Council are strong, supported and empowered.

There is recognition across the professional industries engaged in resilience work that communities have highlighted regularly through feedback that resilience is not enough. People don't want to simply be resilient to disasters; they want to have a sense of control and influence over their circumstances. Organisations, communities and individuals want to be empowered so that they can thrive in their given environments and regardless of the circumstances, have some concrete guidance that enhances their capacity for control and influence. This sentiment and feedback is also reflected in that received regarding Council's Community Strategic Plan, demonstrating its relevance to Hawkesbury's specific local context. As such, the name of the Draft Strategy, being 'Thriving Hawkesbury: Beyond Resilience' establishes the rationale of this document, strengthens direct alignment to the Community Strategic Plan, and creates an upfront aspiration for both Council and the community.

The Draft Strategy includes a theory of change to explain and describe how Council's proposed actions contribute towards this vision, which are collated into five strategic directions.

The Draft Strategy aims to be a high-level informing Strategy that creates systemic cohesion between cross-Council strategies to enhance strategic logic and improve decision-making. The structure of the Draft Strategy highlights the resilience work being undertaken across Council strategies and describes how together these contribute towards a common goal, showing that resilience and thriving communities are supported by complex networks that are inextricably linked.

The Draft Strategy includes:

- Vision and Theory of Change
- Overview of Hawkesbury's context
- Definition of Terms
- Risk Assessment
- Strategic Alignment
- Overview of our community and its resilience
- Findings from engagement and consultation including
  - Strengths
  - Challenges
  - Values
- Introduction to Shocks and Stresses
- Principles for determining resilience investments derived from critical infrastructure planning
- Five Strategic Directions
- Technical analysis appendices.

The Draft Strategy, attached as Attachment 1 to this report, also comprises of an Action Plan that has been collaboratively co-designed with key business unit stakeholders.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Part D of the Draft Strategy discusses the following key points:

- Vision – “A strong, connected and prepared Hawkesbury that is empowered to endure, adapt and thrive”. It is not within Council’s direct control to achieve this vision alone and requires collaborative efforts from community, other government agencies and private industry
- Risks and vulnerabilities exist on a time spectrum from immediate to long-term future risks
- The Draft Strategy contains Five Strategic Directions, with actions under each Strategic Direction that are within Council’s control or influence
- The existing resilience and efforts to improve this resilience that already exists in the Hawkesbury
- The Draft Strategy recognises and links to existing Council strategies
- A Resilience Action Plan is provided to articulate and analyse whole of Council action towards resilience
- Actions are prioritised in terms of investment priority based on their resilience value, capacity to address a system vulnerability, Council’s current priorities and their capacity to reduce the risk of shock exposures
- The Action Plan is reflective of actual delivery program. Any opportunities identified in the Plan that are not currently within the delivery program will be regarded as a gap and an opportunity for investment.

The five proposed Strategic Directions are:

1. Great Place to Live
2. Caring for Country
3. Connected for Strength
4. Prepared and Informed
5. Our Hawkesbury.

These directions align with the Resilient Sydney Strategy 2025-2030 and recognise the local context and unique challenges and characteristics of the Hawkesbury.

Under each Strategic Direction listed there is a list of Desired Outcomes and a description of what those outcomes may look like. Actions are the things that Council will do to influence and achieve the Desired Outcomes. The Desired Outcomes section will be a tool used to ‘pulse check’ implementation and may inform document review.

The Action Plan within the Draft Strategy has been collaboratively co-designed with key stakeholders from numerous business units across Council. The Action Plan also identifies for each specified action whether resourcing is already committed and how that has been committed (E.g. Operational Plan, Delivery Program, grant funded or externally provided etc.) or whether the action is an unfunded opportunity.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Reporting and monitoring of the Draft Strategy will be integrated into Council's Integrated Planning and Reporting Framework to evaluate the Strategy's effectiveness. Council's bi-annual survey to monitor and evaluate community satisfaction against the deliverables of the Community Strategic Plan is proposed to include evaluation of aspects relating to resilience in the community. The outcomes of the bi-annual survey will inform minor and major reviews where Council's actions will be correlated to community feedback to display community informed impact and contribution towards Desired Outcomes. The State of Our City Report provides further opportunity to provide information on the Strategy's success, failures and learnings. The Draft Strategy is proposed to be synchronised to Council's Community Strategic Plan development cycle to maximise opportunities in efficiency and effectiveness. Depending on the circumstances at the time, this review may not necessitate any changes or only require minor changes to the Strategy.

### **COMMUNITY ENGAGEMENT**

The Draft Strategy has been informed by extensive community engagement, with Attachment 2 to this report, including the Engagement Outcomes Report. Placing the Draft Strategy on public exhibition constitutes a trigger for Community Engagement under Council's Community Engagement Policy.

The community engagement process proposed in this report is beyond the criteria for the minimum level of community engagement required under Council's Policy.

It is proposed the Draft Strategy be publicly exhibited for 42 days. The rationale for a longer exhibition period is twofold. First, given the lived experience of the community through bushfire, flood and COVID and with challenges including isolation and limited access, it is appropriate to attempt to provide an increased amount of time for the community to gather their response to the Draft Strategy. Second, the Draft Strategy relies upon community and key stakeholder collaboration, meaning the more investment Council places on engagement and alignment, the more effective and successful it is likely to be. An extended exhibition period will also provide more opportunity for staff to undertake targeted, place-based engagements that reach a larger extent of our community to display the Draft Strategy and obtain feedback.

### **CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042**

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

#### Great Place to Live

- 1.1 Collaborate with and empower the community to be resilient
- 1.2 Encourage, educate and enable o community to be safe and healthy
- 1.3 Create opportunities for partnerships, connection and collaboration
- 1.4 Invest in our places, spaces and infrastructure to support thriving, prepared communities
- 1.5 Enrich our local identity by enhancing connection to our unique stories, landscapes and places
- 1.6 Effectively manage sustainable growth that contributes to the overall health of the Hawkesbury
- 1.7 Create connected transport options and networks that are integrated, safe and cater for different needs

#### Sustainable Environments and Heritage

- 2.1 Value, protect and enhance Hawkesbury's heritage and historic assets

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- 2.2 Enrich collaborations through connection to nature, environments and heritage
- 2.3 Build understanding of the importance of a healthy environment to social and economic wellbeing
- 2.4 Empower the Hawkesbury to make sustainable choices
- 2.5 Invest in actions that support healthy environments, waterways and ecosystems
- 2.6 Develop our understanding of the Hawkesbury's contribution to changing climate and invest in mitigation actions

Strong Economy

- 3.1 Invest in and advocate for our roads and transport infrastructure
- 3.2 Support our local businesses to be innovative, sustainable and connected
- 3.3 Promote the Hawkesbury as a great place to visit, work and invest
- 3.4 Invest in local artists and creators to enrich Hawkesbury's identity and economy
- 3.5 Create opportunities for place-making celebrations, events, activations and cultural expressions

Reliable Council

- 4.1 Provide representative, responsive and accountable governance
- 4.2 Foster diverse, inclusive and informed community leadership
- 4.3 Establish strong leadership networks and engagement to collaborate across shared responsibilities
- 4.4 Support a strong local Council that delivers on its values and commitments
- 4.5 Invest in engagement and evidence gathering that supports good decision making and advocacy
- 4.6 Empower bold decision making for a sustainable Hawkesbury

**FINANCIAL IMPACT**

Actions identified in the Draft Strategy's Action Plan as '*unfunded opportunity*' will be subject to further budgetary considerations and will depend on the availability of resourcing and adequate budget.

**RISK MANAGEMENT CONSIDERATIONS**

There is a risk of inefficient and ineffective investment into community resilience due to not having a Resilience Strategy leading to Reputational, Financial, Environmental and Wellbeing risks.

**ATTACHMENTS**

**AT - 1** Draft Strategy 'Thriving Hawkesbury: Beyond Resilience' - (*Distributed under Separate Cover*).

**AT - 2** Hawkesbury Resilience Plan Engagement Outcomes Report - (*Distributed under Separate Cover*).

**oooO END OF REPORT Oooo**

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.3.3. Inclusion of a Freeboard with the Flood Planning Level – (161821, 124414, 95498)**

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to consider the inclusion of a freeboard to Council's existing Flood Planning Level.

**EXECUTIVE SUMMARY**

At its Meeting on 19 March 2025, the Floodplain Management Committee recommended that Council *"consider adding a freeboard to Council's existing Flood Planning Level (1% AEP level)."*

The flood planning level is a combination of the flood level from the defined flood event and freeboard selected for flood risk management purposes.

Freeboard compensates for uncertainties in the estimation of flood levels, wave action, and afflux which are outlined in more detail in the report. A freeboard of 0.5 metres above the design flood level is the adopted industry standard for residential development as detailed in the Flood Risk Management Manual 2023.

In both the Hawkesbury Floodplain Risk Management Study and the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study, applying a freeboard of 0.5 metres was determined as appropriate.

As highlighted in this report, the adoption of a 0.5 metres freeboard to Council's existing Flood Planning Level (being the 1% AEP flood level, also known as the 1:100 flood level) will increase the flood resilience of the community and will be in accordance with industry best practice. In this respect, the Committee's view was that the Hawkesbury should not have a Flood Planning Level lower than the rest of New South Wales.

The current Flood Planning Level is defined by, and functions through Council's Flood Policy 2020. Should Council adopt a freeboard, the use of the new Flood Planning Level (1% AEP plus 0.5 metres) will not commence until the Flood Policy and associated Schedule of Flood Related Development Controls has been updated. This will require a separate process that includes community consultation.

Once the Flood Policy has been updated, Councils flood mapping and data, and the processes that rely on this data, such as flood certificates, planning certificates and development assessments, will also be required to be updated.

**RECOMMENDATION**

That:

1. Council adopt the inclusion of a 0.5 metres freeboard to Council's existing Flood Planning Level
2. All relevant Policy and Plans be updated to reflect point 1 above.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

## **BACKGROUND**

### Hawkesbury Floodplain Risk Management Study and Plan 2025

At Council's Meeting on 11 March 2025, following consideration of a report on the outcomes of the community consultation undertaken in relation to the Draft Hawkesbury Floodplain Risk Management Study and Plan 2025, Council resolved that:

1. *Council adopt the Hawkesbury Floodplain Risk Management Study and Plan 20025 to commence on 11 June 2025, except for the following options identified in the Hawkesbury Floodplain Risk Management Plan:*
2. *Option PM 2 Flood Planning Levels*
3. *Option PM 3 Revise Hawkesbury Local Environmental Plan and develop Development Control Plan*
  - a) *A separate statutory process that will further consider the recommendations of the Hawkesbury Floodplain Risk Management Study and Plan 2025 in relation to Options PM2 and PM 3 be undertaken, with consideration of the land use planning work underway by the NSW Reconstruction Authority resulting in changes to the planning legislation and public consultation.*
  - b) *Council support that 'Colonial Drive, Bligh Park – left turn ramp' be reinstated at 'FM7 – Road Improvements' within the Risk Management Study and Plan to enable a detailed investigation into the feasibility of these road improvements to assist evacuation.*

The Floodplain Management Committee were advised of the Council resolution, and subsequently resolved at its Meeting on 19 March 2025 to recommend to Council to:

- a) *Consider adding a freeboard to Council's existing Flood Planning Level (1% AEP level).*

In this respect, the Committee's view was that the Hawkesbury should not have a Flood Planning Level lower than the rest of New South Wales.

### Flood Planning Level

The flood planning level is a combination of the flood level from the defined flood event and freeboard selected for flood risk management purposes. The defined flood event is the flood event selected as a general standard for the management of flooding to development.

Defined flood events form the basis for determining the level of exposure to flooding and associated risks to life and property damage. The NSW Government's Flood Risk Management Manual 2023 identifies the 1% AEP (1 in 100 AEP) flood event, or an equivalent historic flood, as an appropriate starting point for determining the defined flood event for development controls, including for residential development. The Manual allows the selection of a rarer defined flood event to address broad scale flood impacts in consideration of the social, economic, environmental and cultural consequences associated with floods of different probabilities.

Where Councils propose alternative flood planning levels, they are required to demonstrate and document, in a flood study and/or floodplain risk management study, the merits of this approach, based on a risk management approach that is consistent with the flood risk management process, and the principles of the Flood Risk Management Manual 2023.



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Freeboard

Freeboard compensates for uncertainties in the estimation of flood levels, wave action, and afflux. A freeboard of 0.5 metres above the design flood level is the adopted industry standard for residential development as detailed in the Flood Risk Management Manual 2023.

In most floodplains, a freeboard of 0.5 metres will provide an adequate factor of safety, however the appropriateness of any freeboard should be confirmed through a floodplain risk management study.

By allowing for uncertainties, a freeboard can provide a reasonable level of confidence that a property built at the Flood Planning Level is protected against the design flood selected for planning purposes. It does not however protect against rarer (higher level) floods. If protection against higher level floods is required, then a rarer design flood should be selected for the Flood Planning Level, rather than a deeper freeboard.

Flood Damages

The Hawkesbury Floodplain Risk Management Study and Plan 2025 investigated the consequences of flooding on the community and quantified the impacts of flooding through the calculation of flood damages.

A total of 4,766 residential and non-residential properties within the Hawkesbury River floodplain are flooded above floor level in a 1% AEP (1 in 100 AEP) event and 19,080 properties are flooded above floor level in a Probable Maximum Flood event. Table 1 below shows the estimated flood damages for a range of flood events, and that the total Average Annual Damages for the Hawkesbury Local Government Area is \$90,868,080.

**Table 1: Estimated Flood Damages.**

Event (AEP)	Properties Affected	Properties Above Floor	Total Tangible Flood Damages	Average Tangible Damages Per Flood Affected Property
20%	110	85	\$21,631,774	\$196,652
10%	756	660	\$133,737,634	\$176,902
5%	1,552	1,224	\$294,075,698	\$189,482
2%	3,619	2,818	\$920,102,849	\$254,242
1%	5,388	4,766	\$1,985,984,728	\$368,594
0.5%	7,211	6,263	\$2,920,302,887	\$404,979
0.2%	10,551	9,360	\$4,413,264,517	\$418,279
0.1%	13,300	12,070	\$5,780,240,946	\$434,605
PMF	19,173	19,080	\$10,343,023,203	\$539,458
<b>Average Annual Damages (AAD)</b>			<b>\$90,868,080</b>	

At Council's Floodplain Management Committee Meeting on 18 June 2025, the Committee considered the matters discussed in this report and recommended that "Council endorse the addition of a 0.5m freeboard to Council's existing Flood Planning Level (being the 1% AEP)."

In this respect, the Committee's view was that the Hawkesbury should not have a Flood Planning Level lower than the rest of New South Wales.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

## **DISCUSSION**

### *Consideration of a Freeboard*

The Flood Risk Management Manual 2023 defines the Flood Planning Level to mean “*the combination of the flood level from the Defined Flood Event and freeboard selected for the Flood Risk Management purposes*” and in this regard it is industry best practice to include a freeboard.

Freeboard is used to account for uncertainties in the prediction of peak flood levels, and is used as a factor of safety when setting the flood planning level for development.

The Department of Planning, Housing and Infrastructure provides guidance regarding determining a suitable freeboard. The typical freeboard used in New South Wales is 0.5 metres. A freeboard higher than this may be necessary in some cases. This may be due to local circumstances, such as where estimated Defined Flood Event levels are particularly sensitive to modelling assumptions or other local factors that significantly influence flood behaviour.

The freeboard can be considered as a compulsory ‘safety factor’ used to provide reasonable certainty that the reduced flood risk exposure provided by selection of a particular flood as the basis of a Flood Planning Level, is actually provided, given the following factors:

- Uncertainty in estimating flood levels, this results from the degree of uncertainty associated with each element used in determining design flood levels, such as model inputs, parameter assumptions, etc
- Differences in water level because of local factors, such as local water surge due to localised blockages or vehicles moving through flood water
- Increases due to wave action as a result of vehicles moving through flood waters or the influences of wind, and
- The cumulative effect of subsequent infill development.

The contribution of these factors will be considered in both the Hawkesbury Floodplain Risk Management Study and the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study. These studies have determined that a 0.5 metres freeboard is appropriate based on the effects of these factors.

### *Impact of Applying a 0.5m Freeboard*

- In a 1% AEP event:
  - There are a total of 10,154 properties affected by flood water with damages of \$1,985,984,728:
    - Of the 10,154 properties affected by the 1% AEP event, 89 of these are vacant residential/commercial properties.
- If the Flood Planning Level was increased to 1% AEP + 0.5m:
  - An additional 767 properties would be subject to the Flood Planning Level, with tangible damages of \$158,125,714.
    - 21 of these properties are vacant and would be subject to flood related development controls/floor height standard, saving damages of \$4,329,387

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- 746 properties are already developed, however the redevelopment or rebuilding of, or additions and alterations to this existing development enables controls to be implemented to improve the flood resilience of existing buildings and structures.
- In comparison, a Flood Planning Level of 0.5% (1 in 200) AEP + 0.5m:
  - Would result in an additional 2,441 properties being subject to the Flood Planning Level, compared to the existing Flood Planning Level of 1% AEP, with tangible damages of \$503,239,733:
    - 65 of these properties would be vacant and would be subject to flood related development controls/floor height standard, saving damages of \$13,400,484.
    - 2,376 properties are already developed, however the redevelopment or rebuilding of, or additions and alterations to, this existing development enables controls to be implemented to improve the flood resilience of existing buildings and structures.

This in turn assists in contributing to a reduction in the total tangible damages.

*Implementing a Freeboard*

The current Flood Planning Level is defined by, and functions through Council's Flood Policy 2020. Should Council adopt a freeboard, the use of the new Flood Planning Level (1% AEP plus 0.5m) will not commence until the Flood Policy and associated Schedule of Flood Related Development Controls has been updated. This will require a separate process that includes community consultation.

Once the Flood Policy has been updated, Council's flood mapping and data, and the processes that rely on this data, such as flood certificates, planning certificates and development assessments, will also be required to be updated.

**COMMUNITY ENGAGEMENT**

The issues raised in this report concern matters in which community engagement has been extensively undertaken through community consultation, public meetings and public exhibition in association with the:

- Hawksbury Floodplain Risk Management Study and Plan 2025 and
- Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.

In addition, should Council adopt the inclusion of a freeboard, Council's Flood Policy will need to be updated which is a process that will require community consultation. In accordance with Council's Community Participation Plan, the amended Policy will be required to be publicly exhibited for a period of 28 days.

**CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042**

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

Reliable Council

4.1 Provide representative, responsive and accountable governance.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**FINANCIAL IMPACT**

The matters raised in this report have indirect financial implications. Expenditure in the form of resources will be incurred in association with these matters for the required updates to Council's Policy and systems.

**RISK MANAGEMENT CONSIDERATIONS**

As recommended in the NSW Government's Flood Risk Management Manual 2023, it is industry best practice to apply a freeboard when determining a Flood Planning Level.

Section 733 of the *Local Government Act – Exemption from liability – flood liable land* states that a council does not incur any liability in respect of anything done or omitted to be done in good faith by the council in so far as it relates to the likelihood of land being flooded or the nature or extent of any such flooding.

Without limiting any other circumstances in which a council may have acted in good faith, a council is, unless the contrary is proved, taken to have acted in good faith for the purposes of this section if the advice was furnished, or the thing was done or omitted to be done substantially in accordance with the principles contained in the relevant manual most recently notified under subsection (5) at that time. In this regard, the Flood Risk Management Manual 2023 applies.

**ATTACHMENTS**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.3.4. Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan**

**Previous Item:** 10.3.1 (Ordinary Meeting 18 February 2025)

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to present the outcomes of the community consultation undertaken in relation to the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.

**EXECUTIVE SUMMARY**

Council has undertaken a flood study and floodplain risk management study and plan for the Macdonald River, Colo River, Webbs Creek and Greens Creek Catchments. With the completion of this investigation, and the finalisation of the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, the Draft Study and Plan was publicly exhibited to obtain feedback and comment.

The Draft Flood Study has investigated the nature of flooding in the Macdonald River, Colo River, Webbs Creek and Greens Creek Catchments, including flood frequency, extent, depth, velocity and hazards, and is included at Attachment 1 to the report.

The Draft Flood Risk Management Study and Plan investigated several measures to mitigate flood risks and impacts and recommends several property modification and emergency response modification measures. The Draft Flood Risk Management Study is included at Attachment 2 to the report, and the Draft Plan is included at Attachment 3 to the report, whilst supporting maps are provided at Attachment 4 to the report.

The Draft Study and Plan was exhibited for a period of eight weeks between 31 March 2025 to 26 May 2025. In addition, a public meeting was also held on 9 April 2025, 4:30pm to 6:00pm at the St Albans School of Arts and which was attended by 13 residents.

During the public exhibition period, Council received a total of seven responses, comprised of:

- Four submissions on Your Hawkesbury - Your Say
- Three written submissions.

The submissions predominantly provided comments and suggestions in relation to ways in which the proposed mitigation measures could be implemented.

Attachment 5 to this report provides a table detailing the matters raised in all submissions received along with Council Officer responses to the submissions. All comments received via the Your Hawkesbury Your Say site are reproduced in their entirety within the table. Written submissions have been summarised within the table, with full copies included as Attachment 6 to the report.

As demonstrated within the report, the matters raised in submissions do not prevent the adoption of the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

The adoption of the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan 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 scheduled to commence in three months in order to allow sufficient time to ensure the accurate integration of the new flood information into Council's data systems.

**RECOMMENDATION**

That Council adopt the Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan included as Attachments 1, 2, 3 and 4 to the report, to commence on 22 October 2025, except for:

- The incorporation of Clause 5.22 *Special flood considerations* into Hawkesbury Local Environmental Plan 2012.

**BACKGROUND**

***Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study***

The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study involves a comprehensive technical investigation of the flood behaviour of the Macdonald River, Colo River, Webbs Creek and Greens Creek that has provided the foundation for the development of the Draft Flood Risk Management Study and the Draft Floodplain Risk Management Plan. It provides an understanding of the full range of flood behaviour and consequences in the Study Area.

The topography throughout the Study Area is predominantly steep, with the river flowing through valleys that are semi confined by sandstone. Due to the semi-confined valley topography, flood levels, particularly in the Colo and MacDonald Rivers can reach significant heights.

The Draft Flood Study has been undertaken in accordance with the relevant legislation, guidelines and best practice.

The hydrological and hydraulic models were analysed for the Probable Maximum Flood (PMF), 1 in 2,000 AEP, 1 in 1,000 AEP, 1 in 500 AEP, 1 in 200 AEP, 1% AEP, 2% AEP, 10% AEP and 20% AEP events.

Flood depths and levels for these design events have been provided in the accompanying maps included as Attachment 4 to the report.

The incised catchments limit the variation in flood extent across events, but the topography results in significant increases in flood depths especially for rarer events. The Probable Maximum Flood presents flood levels significantly higher than the 1% AEP event (up to 10 metres in some cases) accompanied by extreme depths and velocities. While rare, these conditions necessitate careful consideration in flood risk management to address the potential impacts of catastrophic flooding.

***Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study and Plan***

The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study and Plan has been undertaken in accordance with the relevant legislation, guidelines and best practice.

The Draft Flood Risk Management 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

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

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 Flood Risk Management Study and Plan investigated several measures to mitigate flood risks and impacts and provided a discussion in relation to the merits of each option. The measures recommended for inclusion in the Draft Flood Risk Management Plan are:

Property Modification Measures	Emergency Response Modification Measures
Land Use Planning and Building Controls	Data Handover to NSW SES
Voluntary Purchase/Voluntary House Raising Scoping Study	Update of Emergency Response Documentation
	Flood Warning System Scoping Study
	Emergency Response Plan
	Flood Warning Signs
	Flood Evacuation
	Campground Education Campaign
	Data Collection Following Flood Events
	Improve Flood Immunity of Crossings

Whilst the Draft Flood Risk Management Plan recommends property modification and emergency response modification measures, flood modification measures (structural measures) were not included as they were found not to be viable. The flood modification measures investigated are detailed below:

Flood Modification Measure	Details
Levees	<b>St Albans Levee.</b> 1% AEP level would need to be up to 5m high. Due to the high cost and loss of amenity, a 1% AEP levee is not feasible for St Albans. A smaller levee providing protection up to the 5% AEP was found to have a very low benefit cost ratio of 0.13.
	<b>Settlers Road Levee.</b> Most floor levels are above the 1% AEP level. Some properties are flooded above floor in a PMF. Would require works on private property.
	<b>Lower Macdonald Levee.</b> Would require works on private land. Loss of amenity. Limited space for construction.
Bypass channels	No feasible location
Detention basins	No feasible location
Flood control dams	Significant environmental and economic impacts
Dredging	Unlikely to provide significant and long-term flooding benefits due to the high sand volume in the Colo and Macdonald Rivers. This option would require high ongoing costs. Environmental and biodiversity constraints. Potential geomorphological and bank stability constraints.
Vegetation management	Heavily vegetated reaches are typically national park.

Of note, the Draft Floodplain Risk Management Study and Plan also recommends:

- A flood planning level of the 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard to ensure a robust level of protection into the future given the flood range (extent and depths of flooding) and climate risk.

The steep confined valleys in the study area means that the additional area affected by an increase in the flood planning level is small.

This recommendation is consistent with the same recommendation of Draft Hawkesbury Floodplain Risk Management Study and Plan 2025 to adopt a flood planning level of the 0.5% AEP (1 in 200

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

AEP) plus 0.5m freeboard. It is noted that Council resolved to defer consideration of the flood planning level to align with work being undertaken by the NSW Government with respect to flood planning within the Hawkesbury Nepean Valley.

- 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.

*Whilst some limited areas in the study area have rising road access, due to loss of access in flood events, all land within the study area is considered isolated. The ability to evacuate the study area is further complicated by coincident flooding in the Hawkesbury-Nepean River.*

*As such, the Flood Planning Constraint Category mapping only includes Flood Planning Constraint Category 1 and Flood Planning Constraint Category 2, as Flood Planning Constraint Category 2 incorporates high and low flood islands and trapped perimeters.*

- Incorporation of Clause 5.22 *Special flood considerations* into Hawkesbury Local Environmental Plan 2012, which provide controls in relation to sensitive uses. 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.

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.

- The Draft Flood Risk Management Study also provides development controls that could be used for each of the Flood Planning Constraint Categories identified. Regardless the Flood Risk Management Study recommends that Council's Flood Policy (2020) and Schedule of Flood Related Development Controls (2021) be updated to incorporate the recommendations relating to the Flood Planning Level, and Flood Planning Constraint Categories. Alternatively, Council could create a new Floodplain Management Chapter within the Hawkesbury Development Control Plan which is a preferred pathway.

## **DISCUSSION**

### ***Community Consultation***

The Draft Study and Plan was exhibited for a period of eight weeks between 31 March 2025 to 26 May 2025. In addition, a public meeting was also held on 9 April 2025, 4:30pm to 6:00pm at the St Albans School of Arts which was attended by 13 residents.

During the public exhibition period, Council received a total of seven responses, comprised of:

- Four submissions on Your Hawkesbury - Your Say
- Three written submissions.

The submissions provided comments and suggestions in relation to the following:

- Update of emergency response documentation
- Expansion of flood warning systems
- Development of locally tailored emergency response plans for various parts of the valley



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- Flood warning signs and information
- Community education including campgrounds and other accommodation
- Data Collection following flood events
- Scoping study to improve flood immunity of vulnerable infrastructure
- Land use planning and building control
- RFS facilities as critical emergency facilities
- Unreliable communications infrastructure
- Evacuation infrastructure upgrades
- Advice from Endeavour Energy of their Flood Response and Impacts on Electricity Distribution Network document
- Electricity network
- Need to dredge to lower the level of the riverbed
- Flooding of RFS stations requiring relocation
- More emergency inter-agency meeting days
- Contracting local farmers with the correct equipment to clear roads and bridges of debris after each event.

Attachment 5 to the report provides a table detailing the matters raised in all submissions received, along with Council Officer responses to the submissions. All comments received via the Your Hawkesbury Your Say site are reproduced in their entirety within the table. Written submissions have been summarised within the table, with full copies being included as Attachment 6 to the report.

***Matters Raised in Submissions***

Attachment 5 to the report addresses the matters raised in submissions. However, the main concerns raised are discussed in detail below:

Dredging

Multiple submissions highlighted sediment buildup in the Macdonald River, suggesting dredging of the Rivers to restore flow, reduce flood risk, and remove debris. One submission also suggested sand mining in the River as a solution to these impacts. Concerns about weed growth in shallow river sections was also raised due to the affects this has on navigation and flood capacity.

The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study considered dredging as a management option and concluded that it is unlikely to provide significant and long-term flooding benefits due to the substantial and ongoing influx of sand into the river system. The volume of sediment is expected to persist, rendering dredging a temporary and unsustainable solution. Moreover, the anticipated upfront and recurring costs are expected to significantly outweigh the benefits. This option would require high ongoing costs, and have environmental and biodiversity constraints, as well as potential geomorphological and bank stability constraints.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Sand mining has environmental considerations requiring approvals through various government agencies. This option is considered unsuitable as a management option given reliance on this being undertaken by private industry with a limited timeframe. In addition, it should also be noted that in flood events, additional sand is deposited downstream.

The Draft Flood Study assessed the sensitivity of changes in roughness (e.g. vegetation density) and found design flood levels are relatively insensitive to changes in roughness. Therefore, vegetation management is not considered a feasible flood mitigation measure for the Study Area.

#### Rural Fire Services Facilities

The Draft Study and Plan had identified that the location of the local Rural Fire Service facilities at St Albans and Upper Colo, which are used for emergency management, were subject to flooding, and should be relocated to higher land to ensure ongoing functionality during flood events. Three of the submissions highlighted this and supported the relocation of these facilities. However, whilst the land that these facilities is situated on is Council owned, Council does not have any other land within the Valley that is suitable.

#### Implementation Actions

A number of suggestions for consideration in the implementation of the proposed mitigation measures were also provided. As detailed in Attachment 5 to the report, these suggestions are consistent with the recommended proposed response and recovery modification measures and will be considered further as Council implements the Flood Risk Management Plan.

In addition, at its Meeting on 18 June 2025, the Floodplain Management Committee acknowledged these suggested actions to assist in the implementation of the proposed mitigation measures and suggested that any opportunities available to undertake/promote these actions should be taken, noting that some of these measures are within the control of other State Agencies.

#### ***Land Use Planning and Building Controls.***

##### Flood Planning Level, Flood Planning Constraint Categories and Development Controls

The Draft Flood Risk Management Study and Plan:

- Recommends a flood planning level of the 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard to ensure a robust level of protection into the future given the flood range (extent and depths of flooding) and climate risk.
- Recommends 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.
- Provides development controls that could be used for each of the Flood Planning Constraint Categories identified. Regardless the Flood Risk Management Study recommends that Council's Flood Policy (2020) and Schedule of Flood Related Development Controls (2021) be updated to incorporate recommendations relating to the Flood Planning Level and Flood Planning Constraint Categories. Alternatively, Council could create a new Floodplain Management chapter within the Hawkesbury Development Control Plan which is the preferred pathway.

Should Council adopt the abovementioned land use recommendations it is considered that a Local Government Area approach should be implemented when updating flood planning documentation.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

In this regard, it is noted that the Hawkesbury Floodplain Risk Management Study and Plan 2025 project also suggested the use of Flood Planning Constraint Categories or similar approach, however, this was deferred, along with other land use planning recommendations at Council's Ordinary Meeting held on 11 March 2025 for further investigation.

The recommended approaches can be used as a basis for developing appropriate development controls as a future action of both the Hawkesbury Floodplain Risk Management Plan 2025, and the Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Plan to amend planning documents consistently.

Adoption of Clause 5.22 *Special Flood Considerations*

In 2021, the 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 5.22 reads:

**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.*

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

*(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.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

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.

***Commencement of the Study and Plan***

Should Council adopt the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, 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 scheduled to commence in 3 months in order to allow sufficient time for these processes and updates to occur.

**COMMUNITY ENGAGEMENT**

***Hawkesbury Floodplain Management Committee***

Council's Floodplain Management Committees have provided input throughout the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan project, including recommendations relating to the:

- Approach for initial community consultation, and
- Identification of management options.

The outcomes of community consultation on the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan was presented to the Floodplain Management Committee on 18 June 2025, where the Committee resolved that the Floodplain Management Committee:

1. Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.
2. Consider the matters outlined in the report, and

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

3. Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, with an amendment to include a Flood Planning Level of 1% AEP plus 0.5m freeboard.

***Community Consultation***

The Draft Study and Plan was exhibited for eight weeks between 31 March 2025 to 26 May 2025.

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](http://www.yourhawkesbury-yoursay.com.au), and between 9am to 4pm Monday to Friday at Council's Administration Office, 366 George Street, Windsor.

The community was consulted in the following manner:

- Letters to all property owners/residents
- Council website - Your Hawkesbury-Your Say
- Councils Newsletter
- Social Media
- Public Meeting - held on 9 April 2025, 4:30pm to 6:00pm at the St Albans School of Arts and which was attend by 13 residents.

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

- Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study Report and Maps
- Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Floodplain Risk Management Study
- Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Floodplain Risk Management Plan
- A summary of the outcomes of the draft Studies and Plan
- Frequently Asked Questions, including matters relating to the Floodplain Risk Management process, and the draft Studies and Plan outcomes and implementation.

**Conformance to the Hawkesbury Community Strategic Plan: Our Hawkesbury 2045**

The proposal is consistent with the following Strategies set out within the CSP.

**Great Place to Live**

- 1.1 Collaborate with and empower the community to be resilient
- 1.2 Encourage, educate and enable our community to be safe and healthy
- 1.3 Create opportunities for partnerships, connection and collaboration

**Sustainable Environments and Heritage**

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

2.4 Empower the Hawkesbury to make sustainable choices

2.6 Develop our understanding of the Hawkesbury's contribution to changing climate and invest in mitigation actions

### **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 was 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 Flood 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 Flood 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 Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan provides a detailed assessment of the flood risks associated with these catchments, and the proposed measures to mitigate those identified risks relating to floodplain management.

The Draft Floodplain Risk Management Study and Plan also recommends:

- A flood planning level of the 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard to ensure a robust level of protection into the future given the flood range (extent and depths of flooding) and climate risk.

The steep confined valleys in the study area means that the additional area affected by an increase in the flood planning level is small.

It is noted that this recommendation is consistent with the same recommendation of draft Hawkesbury Floodplain Risk Management Study and Plan 2025 to adopt a flood planning level of the 0.5% AEP (1 in 200 AEP) plus 0.5m freeboard. It is noted that Council resolved to defer consideration of the flood planning level to align with work being undertaken by the NSW Government with respect to flood planning within the Hawkesbury Nepean Valley.

Advice has been sought and that advice concludes that Council may be liable if it rejects or fails to implement or adopt the recommendations of the Study and Plan, unless Council can reasonably establish or argue that its decision to reject "or not implement or adopt" the recommendations of the Study and Plan was made in "good faith", that being, in reliance upon "alternate" sound expert evidence that may support its decision to not adopt the recommendations.

### **ATTACHMENTS**

**AT - 1** Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study - Final Report - *(Distributed under separate cover).*

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**AT - 2** Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study - Final Report - *(Distributed under separate cover)*.

**AT - 3** Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Plan - Final Report - *(Distributed under separate cover)*.

**AT - 4** Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study Report and Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study and Plan - Maps - *(Distributed under separate cover)*.

**AT - 5** Table 1: Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan - Summary of Submissions and Officer Responses.

**AT - 6** Copies of submissions received by Council.



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**Attachment 5 - Summary of Submissions and Council Officer Responses**

**Table 1: Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan - Summary of Submissions and Officer Responses**

Submission No	Matters Raised in Submission	Officer Comment
1	<p>See Letter in Attachment 7</p> <p>Advice from Endeavour Energy of their Flood Response and Impacts on Electricity Distribution Network document</p>	Noted
2	<p><i>We comment to your open forum on the current understanding for future planning of our Macdonald Valley.</i></p> <p><b>INTRODUCTION</b></p> <p><i>We have lived in the valley for 40 years on our property at the estray of the Macdonald and Hawkesbury River. Our business involved flower growing ,cattle, horse, goats and holiday accommodation my family are first land grants thus has experienced the valley my hold life with the good and bad.</i></p> <p><i>I will not venture into your methodical and the whys and how's of the study but will outline what I think are the issues so you can come to some conclusion.</i></p> <p><b>COMMUNITY HUBS</b>  <i>During these events we require three community hubs to be active, these are:</i></p> <ul style="list-style-type: none"> <li>- Low Macdonald Rural Fire Station</li> <li>- Webbs Creek Rural Fire Station</li> <li>- St Albans Rural Fire Station.</li> </ul> <p><i>Both the Webbs Creek and St Alban fire station were built by Council below the Flood level these need to be relocated above the flood level.</i></p> <p><b>ROADS</b>  <i>The main exit road during these events is Settlers Road than to Gosford as the Ferrys are always closed for weeks on end thus the following works should be included:</i></p> <ul style="list-style-type: none"> <li>- Increase the height of Settlers Road between Low Macdonald Fire Station and Walmsley Road by one and half meters</li> <li>- Make a one side bypass lane at ferry ramp two meters above current ramp level , to be open during flooding</li> </ul>	<p>Noted.</p> <p>The draft Study and Plan had identified that the location of the local Rural Fire Service facilities at St Albans and Upper Colo, which are used for emergency management, were subject to flooding, and should be relocated to higher land to ensure ongoing functionality during flood events. However, whilst the land that these facilities is situated on is Council owned, Council does not have any other land within the Valley that is suitable.</p> <p>Section 2.1.1.9 of the Flood Risk Management Plan details emergency response measure <i>EM11 – Scoping Study to improve flood immunity at crossings</i>. This measure seeks to improve road resilience and reduce isolation times following flood events. In the implementation of this measure consideration of the feasibility of wider road upgrades can be undertaken.</p>

# EXTRAORDINARY MEETING

## 10. REPORTS FOR DETERMINATION

Meeting Date: 29 July 2025

Submission No	Matters Raised in Submission	Officer Comment
	<p>- <i>Reinstate the bridge at first crossing of the Macdonald ,known as Butlers Ford or Books Ford near Shepherd Gully .This will connect St Albans with Settler Road making easy evacuation from Webbs creek lower down the valley.</i></p> <p><b>DREDGE THE RIVER</b>  <i>Durning the resent flooding we removed 60 tonnes of metal items including washing machines, fridges, box trailers, sheet metal, tanks and alike along with 200 tonnes of timber/wood.</i></p> <p><i>SO what do you think is at the bottom of the Macdonald river?</i></p> <p><i>The Hills council built a new carpark opposite the estray and increase the ground level by one and half metre thus increasing the volume of flood water back up the Macdonald river.</i></p> <p><i>The river needs to be dredged:</i></p> <ul style="list-style-type: none"> <li>- <i>Remove trash</i></li> <li>- <i>Remove sludge</i></li> <li>- <i>Increase water flow</i></li> <li>- <i>Maintain navigable waterways</i></li> <li>- <i>More volume of water</i></li> <li>- <i>Preserve ecosystem</i></li> <li>- <i>Bring the river back when it was great in the sixty.</i></li> </ul> <p><b>SAND MINIG</b>  <i>As the river has risen due sand movement the sand mining lease should be adopted for the upper Macdonald.</i></p> <p><b>COMMUNICATION</b>  <i>As all the networks fail along with the electricity during these events, I recommend people have only have Satellite phones and TV.</i></p>	<p>The draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study considered dredging as a management option and concluding that it is unlikely to provide significant and long-term flooding benefits due to the high sand volume in the Colo and Macdonald Rivers. This option would require high ongoing costs, and have environmental and biodiversity constraints, as well as potential geomorphological and bank stability constraints.</p> <p>Sanding mining has environmental considerations requiring approvals through many government agencies. This is unsuitable as a management option given that it relies on being undertaken by private industry with no guarantee of perpetuity. In addition, in each subsequent flood events additional sand is deposited downstream.</p> <p>Noted.</p>

## EXTRAORDINARY MEETING

### 10. REPORTS FOR DETERMINATION

Meeting Date: 29 July 2025

Submission No	Matters Raised in Submission	Officer Comment
3	<p><i>Unfortunately, we cannot make this meeting about the flooding, however we are very interested to hear further about it. We have had this study conducted on our property recently and it is very interesting, especially the velocity of the water at certain locations on our property during the flood.</i></p> <p><i>Our property is used by the RFS and SES to not only evacuate people during floods, access for medical emergencies but to also supply the local area of much needed supplies such as food, water, medication, fuel etc etc during these emergencies. We are in the process of updating our facilities to making it safer for these emergency services during these times of need.</i></p> <p><i>We have also noticed the numerous masses of weed at low tide now growing in the middle of the Macdonald River in front of our properties. It is so shallow at low tides you can walk across the river at waist high. This not only shows how dangerous these weeds can be for boating and water sports but also shows how badly this river needs to be cleaned up and dredged. The dredging of the river could also increase the water capacity for flooding and mitigate the potential the flood damage can cause to property and life as it will allow more water to flow out to the Hawkesbury River.</i></p>	<p>The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study considered dredging as a management option and concluding that it is unlikely to provide significant and long-term flooding benefits due to the high sand volume in the Colo and Macdonald Rivers. This option would require high ongoing costs, and have environmental and biodiversity constraints, as well as potential geomorphological and bank stability constraints.</p>
4	<p><i>Our local RFS stations flood and should be moved to suitable locations. St Albans station should be moved up the street to where the Council depot land is.</i></p> <p><i>The river needs to be dredged. The height of the riverbed has risen at least 3 metres since the 2022 flood.</i></p> <p><i>It used to take 150mm plus rainfall to go into flood and at the moment it could be as less than 100mm.</i></p> <p><i>While there is major flooding occurring, the local RFS stations should take the leading role</i></p>	<p>The Draft Study and Plan had identified that the location of the local Rural Fire Service facilities at St Albans and Upper Colo, which are used for emergency management, were subject to flooding, and should be relocated to higher land to ensure ongoing functionality during flood events. However, whilst the land that these facilities is situated on is Council owned, Council does not have any other land within the Valley that is suitable.</p> <p>The land referred to is located is Espie Street and is owned by Crown Lands. It may have been used as a depot in the past, but at present is not a Council depot. This land is not in Council's care or control on behalf of the Crown Lands.</p> <p>The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study</p>

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Submission No	Matters Raised in Submission	Officer Comment
	<p><i>with the SES supporting the bridges with where to help as they have the knowledge and contacts to get the information and resources to where it's needed.</i></p> <p><i>Consultation is happening but it is happening when working families who live along the Macdonald River are at work. Make a consultation time on a Saturday afternoon so these families can attend to make the meetings.</i></p> <p><i>I volunteered (as I am apart of St Albans RFS) during the major flood in June/July 2022 as I was flooded out.</i></p> <p><i>I helped get an injured man flown out by helicopters by a friend who didn't have a working phone line to call but had internet and knew I was somewhere that could get the services that was needed. If it wasn't for Wisemans Ferry RFS and myself offering my local knowledge, this incident could have been worse.</i></p> <p><i>More emergency inter-agency days should be organised. Especially with the RFS bridges in Wisemans Ferry, St Albans, Spencer and Lower Macdonald. The more planning between these bridges, the faster and potential lifesaving it will be for the communities involved.</i></p> <p><i>Contracting local farmers with the correct equipment to clear roads and bridges of debris after the event is also a must. The local people are trained to use the equipment, so you them. Help the community to help themselves.</i></p>	<p>considered dredging as a management option and concluding that it is unlikely to provide significant and long-term flooding benefits due to the high sand volume in the Colo and Macdonald Rivers. This option would require high ongoing costs, and have environmental and biodiversity constraints, as well as potential geomorphological and bank stability constraints.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
5	<p><i>Flooding in the Macdonald Valley is exacerbated by the increasingly raised level of the riverbed, caused by the accumulation of sediment over successive floods. At times, in parts, the river doesn't even flow because sediment levels are so high. The riverbed needs to be dredged to better manage the flow of water.</i></p>	<p>The Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Risk Management Study considered dredging as a management option and concluding that it is unlikely to provide significant and long-term flooding benefits due to the high sand volume in the Colo and Macdonald Rivers. This option would require high ongoing costs, and have environmental and biodiversity constraints, as well as potential geomorphological and bank stability constraints.</p>

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Submission No	Matters Raised in Submission	Officer Comment
6	<p><i>Councils study has highlighted a number of measures separately identified as Property Modification Measures and Emergency Response Modification Measures.</i></p> <p><i>I've adopted these to facilitate feedback, as follows:</i></p> <ol style="list-style-type: none"> <li> <p><i>Update of Emergency Response Documentation</i></p> <ul style="list-style-type: none"> <li><i>Collaborate with residents and the Connected and Prepared program to update flood emergency documents.</i></li> <li><i>Include local geography, ferry operations, alternate routes, and communication methods.</i></li> <li><i>Ensure updates are practical, understandable, and usable during real events.</i></li> <li><i>Incorporate community guidance for prevention, response, and recovery phases.</i></li> </ul> </li> <li> <p><i>Expansion of Flood Warning System</i></p> <ul style="list-style-type: none"> <li><i>Install additional local water level gauges with real-time public access.</i></li> <li><i>Integrate Macdonald Valley into SES/BOM alert systems.</i></li> <li><i>Use layered alert systems (app, SMS, social media).</i></li> <li><i>Address poor coverage in remote areas.</i></li> <li><i>Current gaps in monitoring (as of May 2025) show over-reliance on local networks and Wardens.</i></li> <li><i>SES Hawkesbury maintains crucial direct community relationships.</i></li> </ul> </li> <li> <p><i>Emergency Response Plans</i></p> <ul style="list-style-type: none"> <li><i>Develop locally tailored plans for various parts of the Valley.</i></li> <li><i>Include action triggers, evacuation points, emergency contacts, and household/farm guidance.</i></li> <li><i>Consider specific needs of accommodation venues and those with limited mobility.</i></li> <li><i>Ensure plans are practical and community-informed.</i></li> </ul> </li> <li> <p><i>Flood Warning Signs and Information</i></p> </li> </ol>	<p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li><i>EM 1 – Data Handover to the NSW SES</i></li> <li><i>EM2 – Update of Emergency Response Documentation</i></li> <li><i>EM4 – Emergency Response Plans</i></li> <li><i>EM9 – Data Collection Following Flood Events</i></li> </ul> <p>These will be considered further as Council implements the Flood Risk Management Plan.</p> <p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li><i>EM3 – Flood Warning System Scoping Study</i></li> </ul> <p>This will be considered further as Council implements the Flood Risk Management Plan.</p> <p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li><i>EM4 – Emergency Response Plans</i></li> </ul> <p>This will be considered further as Council implements the Flood Risk Management Plan.</p> <p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li><i>EM5 – Flood Warning Signs</i></li> </ul> <p>This will be considered further as Council implements the Flood Risk Management Plan.</p>

## EXTRAORDINARY MEETING

### 10. REPORTS FOR DETERMINATION

Meeting Date: 29 July 2025

Submission No	Matters Raised in Submission	Officer Comment
	<ul style="list-style-type: none"> <li>• <i>Install permanent and temporary signs at key decision points (e.g., St Albans, ferries, low-lying roads).</i></li> <li>• <i>Provide real-time flood risk and route information</i></li> <li>• <i>Reference known landmarks and water levels.</i></li> <li>• <i>Include tide-related information, especially where tidal flow affects river levels and ferry operations.</i></li> <li>• <i>As evidenced in every flood event have Transport for NSW and subcontracted Ferry Operators expedite dissemination information on operations and where possible to engage in local level communications networks (as practiced by endeavour energy at times)</i></li> </ul> <p>5. <i>Community Education and Awareness</i></p> <ul style="list-style-type: none"> <li>• <i>Build on existing local knowledge and experience.</i></li> <li>• <i>Partner with Connected and Prepared and local leaders.</i></li> <li>• <i>Deliver practical workshops, printed materials, and digital content.</i></li> <li>• <i>Focus on property preparedness, shared responsibilities, and safe behaviour during floods.</i></li> </ul> <p>6. <i>Campground and Accommodation Venue Education Program</i></p> <ul style="list-style-type: none"> <li>• <i>Expand to cover all accommodation types in the Valley.</i></li> <li>• <i>Provide planning templates, signage, and communication tools for venue operators.</i></li> <li>• <i>Use booking systems, websites, and local networks for consistent visitor messaging.</i></li> <li>• <i>Ensure short-term visitors are properly informed.</i></li> </ul> <p>7. <i>Data Collection Following Flood Events</i></p> <ul style="list-style-type: none"> <li>• <i>Support structured data collection after each flood.</i></li> <li>• <i>Gather photos, flood heights, access impacts, and community observations.</i></li> <li>• <i>Use debriefs or surveys to capture local feedback.</i></li> <li>• <i>Enhance future flood modelling and planning accuracy, especially in the Valley's complex terrain.</i></li> </ul>	<p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li>• EM5 – <i>Flood Warning Signs</i></li> <li>• EM6 – <i>Flood Education</i></li> </ul> <p>These suggestions will be considered further as the Plan is implemented.</p> <p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li>• EM7 – <i>Campground Education Program</i></li> </ul> <p>This will be considered further as Council implements the Flood Risk Management Plan.</p> <p>These suggestions are consistent with the following recommended response and recovery modification measures:</p> <ul style="list-style-type: none"> <li>• EM9 – <i>Data Collection Following Flood Events</i></li> </ul> <p>This will be considered further as Council implements the Flood Risk Management Plan.</p> <p>Section 2.1.1.9 of the Flood Risk Management Plan details emergency response measure <i>EM11 – Scoping Study to improve flood immunity at crossings</i>. This measure seeks to improve road resilience and reduce isolation times following flood events. In the implementation of this measure consideration of the feasibility of wider road upgrades can be undertaken.</p> <p>Recommendations for flood related building and development controls are provided in Section 8.4.1 and Section 8.4.2. These suggestions will be considered further as Council implements the Flood Risk Management Plan.</p>

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Submission No	Matters Raised in Submission	Officer Comment
	<p>8. <i>Scoping Study to Improve Flood Immunity of Crossings</i></p> <ul style="list-style-type: none"> <li>• <i>Include all vulnerable infrastructure—bridges, fords, low-lying roads, and riverside subsidence areas.</i></li> <li>• <i>Prioritise upgrades based on local input about critical and frequently impacted routes.</i></li> <li>• <i>Use community knowledge to guide resilient design solutions.</i></li> </ul> <p>9. <i>Land Use Planning and Building Controls</i></p> <ul style="list-style-type: none"> <li>• <i>Develop adaptive, clear guidelines that support flood-resilient development.</i></li> <li>• <i>Model controls on existing bushfire frameworks to allow safe, ongoing use and renovation.</i></li> <li>• <i>Avoid restrictive policies that block reasonable upgrades.</i></li> <li>• <i>Treat St Albans village as a special planning case to support continued local activity.</i></li> </ul> <p><i>RFS Facilities</i></p> <ul style="list-style-type: none"> <li>• <i>Stations at St Albans and Lower Macdonald (substation) are in Flood Hazard zones H2–H6.</i></li> <li>• <i>Lower Macdonald is in the highest zone (H6).</i></li> <li>• <i>These are critical emergency facilities.</i></li> <li>• <i>Council should plan for relocation or upgrading ("hardening") to improve flood resilience.</i></li> <li>• <i>Capital budgeting must reflect these needs.</i></li> </ul> <p><i>Communications</i></p> <ul style="list-style-type: none"> <li>• <i>Macdonald Valley has unreliable communications infrastructure with frequent outages.</i></li> <li>• <i>Delays in mobile coverage upgrades via Black Summer grants.</i></li> <li>• <i>Community-led UHF handset distribution (~400 units) supports neighbour communications.</i></li> <li>• <i>Resilience improvements like backup power and mobile cell units should be explored.</i></li> </ul> <p><i>Electricity Network</i></p> <ul style="list-style-type: none"> <li>• <i>Flood-related power outages are frequent.</i></li> </ul>	<p>The Draft Study and Plan had identified that the location of the local Rural Fire Service facilities at St Albans and Upper Colo, which are used for emergency management, were subject to flooding, and should be relocated to higher land to ensure ongoing functionality during flood events. However, whilst the land that these facilities is situated on is Council owned, Council does not have any other land within the Valley that is suitable.</p> <p>Mobile coverage has improved at St Albans following the installation of a new Telstra 4G tower in July 2024, however mobile coverage throughout the study area remains generally poor. Council encourages further expansion.</p> <p>These suggestions will be considered further as Council implements the Flood Risk Management Plan.</p>

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Submission No	Matters Raised in Submission	Officer Comment
	<ul style="list-style-type: none"> <li><i>Electricity infrastructure resilience is not addressed in the draft plan.</i></li> <li><i>Needs separate review and improvement.</i></li> </ul>	
7	<p><i>Bridge over lower McDonald River (linking settler's Rd and St Albans Rd. Overflow water Warragamba dam sent west over the blue mountains by tunnels and reservoirs and channels. Pinch points upriver from Wisemans ferry to be cleared and possibly redirected water storage!</i></p> <p><i>Flooding in the Wisemans ferry area and sending overflow water west of Warragamba dam.</i></p> <p><i>As you are aware many people and families are affected by flooding, and some are living in new estates down river from Warragamba dam spill way.</i></p> <p><i>I have 2 chemical engineers in my family and have lived in Webb's Creek and been involved since 1969.</i></p> <p><i>With effort overflow water from the dam would flow west via reservoir dams channel's and some underground tunnels</i></p> <p><i>This effort would ease some of the problems down rivers!</i></p> <p><i>Also create an extra water supply to the west! Flush out rivers and swamps.</i></p> <p><i>Employment opportunities and extra satellite towns would benefit the western regions.</i></p>	<p>These matters were sent by the respondent to the NSW Reconstruction Authority for consideration in their Disaster Adaptation Plan.</p> <p>Section 2.1.1.9 of the Flood Risk Management Plan details emergency response measure <i>EM11 – Scoping Study to improve flood immunity at crossings</i>. This measure seeks to improve road resilience and reduce isolation times following flood events. In the implementation of this measure consideration of the feasibility of wider road upgrades can be undertaken.</p> <p>These suggestions will be considered further as Council implements the Flood Risk Management Plan.</p>



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

Submission No	Matters Raised in Submission	Officer Comment
	<p><i>The pinch points upriver (narrow gorge) from Wisemans ferry need urgent action Also. A linking bridge around the lower McDonald River linking settlers and St Albans roads (near Webb's Creek Mountain Rd has higher ground)</i></p> <p><i>There are many advantages helping 3 camp site's some with over 1000 people (del Rio) to early evacuation as Webb's Creek ferry service is extremely unreliable and duty of care and large volumes of visitors is unworkable! Robyn Preston (our federal minister) has documented these problems in parliament recently.</i></p> <p><i>The bridge would be a Godsent linking fire sheds (local).Also a more reliable linking to central coast (via Spencer) and the lower Hunter. Windsor via bicentenary Rd and beyond!</i></p> <p><i>And the most important Sydney when Webb's Creek ferry fails (St Albans Rd is sealed and the preferred route hence the huge volume of traffic).</i></p> <p><i>The build-up of traffic along old northern Rd (police are well aware of dangerous single lane gridlock) when volumes are extreme or ferry outage due to break downs is careless unsafe to road users and pedestrians.</i></p>	

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**Attachment 6 - Copies of Submissions received by Council**

**Submissions**

**Submission 1**

*Councils study has highlighted a number of measures separately identified as Property Modification Measures and Emergency Response Modification Measures.*

*I've adopted these to facilitate feedback, as follows:*

1. *Update of Emergency Response Documentation*
  - *Collaborate with residents and the Connected and Prepared program to update flood emergency documents.*
  - *Include local geography, ferry operations, alternate routes, and communication methods.*
  - *Ensure updates are practical, understandable, and usable during real events.*
  - *Incorporate community guidance for prevention, response, and recovery phases.*
2. *Expansion of Flood Warning System*
  - *Install additional local water level gauges with real-time public access.*
  - *Integrate Macdonald Valley into SES/BOM alert systems.*
  - *Use layered alert systems (app, SMS, social media).*
  - *Address poor coverage in remote areas.*
  - *Current gaps in monitoring (as of May 2025) show over-reliance on local networks and Wardens.*
  - *SES Hawkesbury maintains crucial direct community relationships.*
3. *Emergency Response Plans*
  - *Develop locally tailored plans for various parts of the Valley.*
  - *Include action triggers, evacuation points, emergency contacts, and household/farm guidance.*
  - *Consider specific needs of accommodation venues and those with limited mobility.*
  - *Ensure plans are practical and community-informed.*
4. *Flood Warning Signs and Information*
  - *Install permanent and temporary signs at key decision points (e.g., St Albans, ferries, low-lying roads).*
  - *Provide real-time flood risk and route information*
  - *Reference known landmarks and water levels.*
  - *Include tide-related information, especially where tidal flow affects river levels and ferry operations.*
  - *As evidenced in every flood event have Transport for NSW and subcontracted Ferry Operators expedite dissemination information on operations and where possible to engage in local level communications networks ( as practiced by endeavour energy at times)*
5. *Community Education and Awareness*
  - *Build on existing local knowledge and experience.*
  - *Partner with Connected and Prepared and local leaders.*
  - *Deliver practical workshops, printed materials, and digital content.*
  - *Focus on property preparedness, shared responsibilities, and safe behaviour during floods.*
6. *Campground and Accommodation Venue Education Program*
  - *Expand to cover all accommodation types in the Valley.*
  - *Provide planning templates, signage, and communication tools for venue operators.*
  - *Use booking systems, websites, and local networks for consistent visitor messaging.*
  - *Ensure short-term visitors are properly informed.*
7. *Data Collection Following Flood Events*
  - *Support structured data collection after each flood.*
  - *Gather photos, flood heights, access impacts, and community observations.*
  - *Use debriefs or surveys to capture local feedback.*
  - *Enhance future flood modelling and planning accuracy, especially in the Valley's complex terrain.*
8. *Scoping Study to Improve Flood Immunity of Crossings*

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- Include all vulnerable infrastructure—bridges, fords, low-lying roads, and riverside subsidence areas.
- Prioritise upgrades based on local input about critical and frequently impacted routes.
- Use community knowledge to guide resilient design solutions.

9. Land Use Planning and Building Controls

- Develop adaptive, clear guidelines that support flood-resilient development.
- Model controls on existing bushfire frameworks to allow safe, ongoing use and renovation.
- Avoid restrictive policies that block reasonable upgrades.
- Treat St Albans village as a special planning case to support continued local activity.

RFS Facilities

- Stations at St Albans and Lower Macdonald (substation) are in Flood Hazard zones H2–H6.
- Lower Macdonald is in the highest zone (H6).
- These are critical emergency facilities.
- Council should plan for relocation or upgrading ("hardening") to improve flood resilience.
- Capital budgeting must reflect these needs.

Communications

- Macdonald Valley has unreliable communications infrastructure with frequent outages.
- Delays in mobile coverage upgrades via Black Summer grants.
- Community-led UHF handset distribution (~400 units) supports neighbour communications.
- Resilience improvements like backup power and mobile cell units should be explored.

Electricity Network

- Flood-related power outages are frequent.
- Electricity infrastructure resilience is not addressed in the draft plan.
- Needs separate review and improvement.

**Submission 2**

*Flooding in the Macdonald Valley is exacerbated by the increasingly raised level of the riverbed, caused by the accumulation of sediment over successive floods. At times, in parts, the river doesn't even flow because sediment levels are so high. The riverbed needs to be dredged to better manage the flow of water.*

**Submission 3**

*Our local RFS stations flood and should be moved to suitable locations. St Albans station should be moved up the street to where the Council depot land is.*

*The river needs to be dredged. The height of the riverbed has risen at least 3 metres since the 2022 flood.*

*It used to take 150mm plus rainfall to go into flood and at the moment it could be as less than 100mm. While there is major flooding occurring, the local RFS stations should take the leading role with the SES supporting the bridges with where to help as they have the knowledge and contacts to get the information and resources to where it's needed.*

*Consultation is happening but it is happening when working families who live along the Macdonald River are at work. Make a consultation time on a Saturday afternoon so these families can attend to make the meetings.*

*I volunteered (as I am apart of St Albans RFS) during the major flood in June/July 2022 as I was flooded out.*

*I helped get an injured man flown out by helicopters by a friend who didn't have a working phone line to call but had internet and knew I was somewhere that could get the services that was needed. If it wasn't for Wisemans Ferry RFS and myself offering my local knowledge, this incident could have been worse.*

*More emergency inter-agency days should be organised. Especially with the RFS bridges in Wisemans Ferry, St Albans, Spencer and Lower Macdonald. The more planning between these bridges, the faster and potential lifesaving it will be for the communities involved.*

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

*Contracting local farmers with the correct equipment to clear roads and bridges of debris after the event is also a must. The local people are trained to use the equipment, so you them. Help the community to help themselves.*

**Submission 4**

*Unfortunately, we cannot make this meeting about the flooding, however we are very interested to hear further about it. We have had this study conducted on our property recently and it is very interesting, especially the velocity of the water at certain locations on our property during the flood.*

*Our property is used by the RFS and SES to not only evacuate people during floods, access for medical emergencies but to also supply the local area of much needed supplies such as food, water, medication, fuel etc during these emergencies. We are in the process of updating our facilities to making it safer for these emergency services during these times of need.*

*We have also noticed the numerous masses of weed at low tide now growing in the middle of the Macdonald River in front of our properties. It is so shallow at low tides you can walk across the river at waist high. This not only shows how dangerous these weeds can be for boating and water sports but also shows how badly this river needs to be cleaned up and dredged. The dredging of the river could also increase the water capacity for flooding and mitigate the potential the flood damage can cause to property and life as it will allow more water to flow out to the Hawkesbury River.*

**Submission 5**

*We comment to your open forum on the current understanding for future planning of our Macdonald Valley.*

**INTRODUCTION**

*We have lived in the valley for 40 years on our property at the estray of the Macdonald and Hawkesbury River. Our business involved flower growing ,cattle, horse, goats and holiday accommodation my family are first land grants thus has experienced the valley my hold life with the good and bad.*

*I will not venture into your methodical and the whys and how's of the study but will outline what I think are the issues so you can come to some conclusion.*

**COMMUNITY HUBS**

*During these events we require three community hubs to be active, these are:*

- Low Macdonald Rural Fire Station
- Webbs Creek Rural Fire Station
- St Albans Rural Fire Station.

*Both the Webbs Creek and St Alban fire station were built by Council below the Flood level these need to be relocated above the flood level.*

**ROADS**

*The main exit road during these events is Settlers Road than to Gosford as the Ferrys are always closed for weeks on end thus the following works should be included:*

- Increase the height of Settlers Road between Low Macdonald Fire Station and Walmsley Road by one and half meters
- Make a one side bypass lane at ferry ramp two meters above current ramp level , to be open during flooding
- Reinstate the bridge at first crossing of the Macdonald ,known as Butlers Ford or Books Ford near Shepherd Gully .This will connect St Albans with Settler Road making easy evacuation from Webbs creek lower down the valley.

**DREDGE THE RIVER**

*During the resent flooding we removed 60 tonnes of metal items including washing machines, fridges, box trailers, sheet metal, tanks and alike along with 200 tonnes of timber/wood.*

*SO what do you thinks is a the bottom of the Macdonald river?*

*The Hills council built a new carpark opposite the estray and increase the ground level by one and half metre thus increasing the volume of flood water back up the Macdonald river.*

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

*The river needs to be dredged:*

- Remove trash
- Remove sludge
- Increase water flow
- Maintain navigable waterways
  
- More volume of water
- Preserve ecosystem
- Bring the river back when it was great in the sixties.

**SAND MINING**

*As the river has risen due sand movement the sand mining lease should be adopted for the upper Macdonald.*

**Submission 6**

I refer to Council's letter of 26 March 2025 regarding the public exhibition of the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan.

Although the Flood Study Reports do not appear to specifically refer to electricity distribution assets, Endeavour Energy trusts that the modification / mitigation options will consider the importance of these assets. Please find attached a copy of Endeavour Energy's Flood Response and Impacts on Electricity Distribution Network which is a combination of the advice provided to Councils for notifications received for other flood studies.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [Property.Development@endeavourenergy.com.au](mailto:Property.Development@endeavourenergy.com.au) is preferred.

**Submission 7**

Submission for consideration

Bridge over lower McDonald River (linking settler's Rd and St Albans Rd.

Overflow water Warragamba dam sent west over the blue mountains by tunnels and reservoirs and channels.

Pinch points upriver from Wisemans ferry to be cleared and possibly redirected water storage!

Flooding in the Wisemans ferry area and sending overflow water west of Warragamba dam.

As you are aware many people and families are affected by flooding, and some are living in new estates down river from Warragamba dam spill way.

I have 2 chemical engineers in my family and have lived in Webb's Creek and been involved since 1969.

With effort overflow water from the dam would flow west via reservoir dams channel's and some underground tunnels .

This effort would ease some of the problems down rivers!

Also create an extra water supply to the west!

Flush out rivers and swamps.

Employment opportunities and extra satellite towns would benefit the western regions.

The pinch points upriver (narrow gorge) from Wisemans ferry need urgent action Also.

A linking bridge around the lower McDonald River linking settlers and St Albans roads (near Webb's Creek Mountain Rd has higher ground)

There are many advantages helping 3 camp site's some with over 1000 people (del Rio) to early evacuation as Webb's Creek ferry service is extremely unreliable and duty of care and large volumes of visitors is unworkable!

Robyn Preston (our federal minister) has documented these problems in parliament recently.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

The bridge would be a Godsent linking fire sheds (local). Also a more reliable linking to central coast (via Spencer) and the lower Hunter. Windsor via bicentenary Rd and beyond!  
And the most important Sydney when Webb's Creek ferry fails (St Albans Rd is sealed and the preferred route hence the huge volume of traffic).  
The build-up of traffic along old northern Rd (police are well aware of dangerous single lane gridlock) when volumes are extreme or ferry 🚢 outage due to break downs is careless unsafe to road users and pedestrians.

oooO END OF REPORT Oooo

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.4. CORPORATE SERVICES**

**10.4.1. CS - Council's Borrowing Policy - (95496, 96332)**

**Previous Item:** 163, Ordinary (10 July 2018)

**Directorate:** Corporate Services

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**PURPOSE OF THE REPORT**

The purpose of this report is to submit the revised Borrowing Policy to Council for adoption.

**EXECUTIVE SUMMARY**

This report is being submitted to Council to satisfy the requirements of regular review of Council policies.

The Borrowing Policy has not been formally reviewed since 2018. The current Policy has been reviewed and the Policy updated with minor amendments proposed. The new proposed Borrowing Policy is included as Attachment 1 to this report.

The purpose of the Borrowing Policy is to provide guidance and set out the requirements for the prudent borrowing of funds.

**RECOMMENDATION**

That Council adopt the Borrowing Policy attached as Attachment 1 to this report.

**BACKGROUND**

Council adopted a Borrowing Policy in July 2018.

Since then Council has accessed borrowings for three specific purposes:

- A loan against the Sewer Fund for the replacement of Rising Main C
- A low cost loan subsidised by the State Government to facilitate infrastructure works in the Vineyard Precinct; and
- An Infrastructure Borrowings Program.

No further borrowings are currently envisaged by Council's Long Term Financial Plan 2025/2026 to 2034/2035.

The Borrowing Policy oversees the management of existing borrowings and provides the framework for any future borrowings.

**Relevant Legislation**

- Local Government Act 1993 - Part 12 Sections 621 to 624 and Section 377
- Local Government (General) Regulation 2021 - Clauses 229 and 230

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

- Local Government Circular 09-21
- Minister's Borrowing Order (Revised)

## **DISCUSSION**

The original Borrowing Policy was adopted by Council in July 2018.

The Policy has been updated to comply with the current styling format. As part of that update, the opportunity was taken to review the content and make changes where required. The following summarises the key changes:

1. Title is the new policy format.
2. Purpose is unchanged from prior Policy.
3. Scope is unchanged from prior Policy.
4. Background Section has been updated with the Objective Section from the current Policy with some minor edits.
5. Policy Details Section now incorporates Sections 4 through 6 of the current Policy. The main change in these operating sections has been to remove the distinction of borrowing terms for amounts less than \$1 million as practically no borrowings fell under this restriction. The main borrowing principle - that the term of the borrowing shall be set having due regard to the economic life of the asset - is retained.
6. The Roles and Responsibility table has been updated to reflect current titles with some minor edits to reflect current responsibilities.
7. The Definitions Section has been updated to include key ratio definitions and to remove definitions no longer required.
8. Related Documents updates the General Regulation reference to 2021 from 2005 used in the current Policy. Additional relevant Council policies are now cross referenced.
9. The attachments have been removed as they are not required in the Policy.

## **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: Our Hawkesbury 2045**

The proposal is consistent with the following Strategies set out within the CSP.

#### **Effective Leadership**

- 4.1 Provide representative, responsive and accountable governance
- 4.4 Support a strong local Council that delivers on its values and commitments
- 4.6 Empower bold decision making for a sustainable Hawkesbury



**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**FINANCIAL IMPACT**

There are no financial implications applicable to this report.

**RISK MANAGEMENT CONSIDERATIONS**

The Borrowing Policy has been prepared in accordance with legislative requirements. The Borrowing Policy has a stated purpose to ensure the sound management of Council's existing and future debt. It sets the framework and requirements for prudent borrowing where necessary.

**ATTACHMENTS**

**AT - 1** Borrowing Policy - (*Distributed under separate cover*).

**oooO END OF REPORT Oooo**

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

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**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

**10.5. INFRASTRUCTURE SERVICES**

Nil Reports.

**EXTRAORDINARY MEETING**  
**10. REPORTS FOR DETERMINATION**  
**Meeting Date: 29 July 2025**

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## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

#### 11.1.1. ROC - Floodplain Management Committee - 18 June 2025 - (161821, 124414, 95498)

Directorate: City Planning

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#### PURPOSE OF THE REPORT

The purpose of this report is to present the Minutes of the Floodplain Management Committee Meeting held on 18 June 2025.

#### EXECUTIVE SUMMARY

The Floodplain Management Committee considered three items, and three General Business items at its Meeting on 18 June 2025.

The following items contained within the minutes of the Floodplain Management Committee Meeting have policy and/or financial implications to Council, and therefore require specific consideration by Council, the details of which are discussed in the report below:

- Item 3.1.2 - Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan - Exhibition Outcomes
- Item 3.1.3 - Considering Freeboard with the Flood Planning Level.

Item 3.1.1 - Floodplain Risk Management Project Updates and the General Business Items have no policy or financial implications for Council and are presented for information only.

#### RECOMMENDATION

That Council:

1. Receive and note the Floodplain Management Committee Minutes in relation to Item 3.1.1 and General Business.
2. Note that the Committee's recommendations in respect to Item 3.1.2 will be considered by Council when the Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan is formally presented to Council for endorsement, namely:

*That the Floodplain Management Committee:*

1. *Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.*
2. *Consider the matters outlined in the report, and*
3. *Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, with an amendment to include a Flood Planning Level of 1% AEP plus 0.5m freeboard.*

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

3. Council note that the Committee's recommendation in respect to Item 3.1.3 will be considered by Council when presented to Council for consideration, namely:

*That the Floodplain Management Committee:*

1. *Consider the matters outlined in the report, and*
2. *Recommend that Council endorse the addition of a 0.5m freeboard to Council's existing Flood Planning Level (being the 1% AEP).*

## DISCUSSION

The Minutes of the Floodplain Management Committee Meeting held on 18 June 2025 are attached as Attachment 1 to this report.

The Floodplain Management Committee met on 18 June 2025 and discussed the following Items:

- Item 3.1.1 – Floodplain Risk Management Project Updates

Following consideration of the matter, it was resolved:

*That the Floodplain Management Committee receive the update on the status of Council's Floodplain Risk Management Projects.*

- Item 3.1.2 – Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan – Exhibition Outcomes

The Committee noted that the recommendations of the Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan in relation to the Flood Planning Level and considered that planning provisions should be consistent with those proposed but not adopted by Council for the Hawkesbury Floodplain Risk Management Study and Plan 2025. The 12-month timeframe for the completion of NSW Reconstruction Authority's Disaster Adaptation Plan and associated land use provisions was also discussed.

The Committee also discussed the practicality and helpfulness of suggested actions provided in submissions to assist in the implementation of the proposed mitigation measures, and that any opportunities available to undertake/promote these actions should be taken.

Following consideration of the matter, it was resolved:

*That the Floodplain Management Committee:*

1. *Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.*
2. *Consider the matters outlined in the report, and*
3. *Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, with an amendment to include a Flood Planning Level of 1% AEP plus 0.5m freeboard.*

It is noted that the recommendations of the Floodplain Management Committee in relation to Item 3.1.2 of the Meeting held on 18 June 2025 are matters that will be considered by Council when the Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan is formally presented to the same Ordinary Meeting (29 July 2025).

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

- Item 3.1.3 – Considering Freeboard with the Flood Planning Level

*That the Floodplain Management Committee:*

1. *Consider the matters outlined in the report, and*
2. *Recommend that Council endorse the addition of a 0.5m freeboard to Council's existing Flood Planning Level (being the 1% AEP).*

The Committee discussed the number of properties that would be protected not only now, but in the future with changes to the frequency and intensity of flooding that are expected to result from the impacts of climate change.

It is noted that the recommendations of the Floodplain Management Committee in relation to Item 3.1.3 of the Meeting held on 18 June 2025 are matters that will be considered by Council when the provision of including a freeboard to Council's existing Flood Planning Level is formally presented to the same Ordinary Meeting (29 July 2025).

#### ATTACHMENTS

**AT - 1** Minutes of the Floodplain Management Committee - 18 June 2025.

oooO END OF REPORT Oooo

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date: 29 July 2025**

**Attachment 1 - Minutes**



# **Floodplain Management Committee**

---

Date of meeting: 18 June 2025  
Location: Council Administration Building  
Time: 3:00 PM

**MINUTES**



**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**EXTRAORDINARY MEETING**  
**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**  
**Meeting Date: 29 July 2025**

**FLOODPLAIN MANAGEMENT COMMITTEE**

**Minutes: 18 June 2025**

**Table of Contents**

<b>1. AGENDA.....</b>	<b>5</b>
Welcome .....	5
Apologies .....	6
Declaration of Interests .....	6
<b>2. CONFIRMATION OF MINUTES .....</b>	<b>7</b>
<b>3. REPORTS FOR DETERMINATION .....</b>	<b>8</b>
3.1.1. FPC – Floodplain Risk Management Project Updates - (161821, 124412, 95498) .....	8
3.1.2. FPC – Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan – Exhibition Outcomes .....	9
3.1.3. FPC – Considering Freeboard with the Flood Planning Level.....	11
<b>4. GENERAL BUSINESS .....</b>	<b>12</b>

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**FLOODPLAIN MANAGEMENT COMMITTEE**

**Minutes:** 18 June 2025

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### FLOODPLAIN MANAGEMENT COMMITTEE

Minutes: 18 June 2025

#### 1. AGENDA

##### Welcome

Minutes of the Meeting of the Floodplain Management Committee held in the Large Committee Room, Windsor, on 18 June 2025, commencing at 3:00pm.

##### ATTENDANCE

**Present:** Councillor Les Sheather, Hawkesbury City Council – (Chairperson)  
Councillor Danielle Wheeler, Hawkesbury City Council – (Deputy Chairperson)  
Councillor Jill Reardon, Hawkesbury City Council  
Mr Christopher Bell, Community Representative  
Mr Lawrence Rose, Community Representative  
Mr Wayne Mitchell, Community Representative  
Mr Murray West, Community Representative  
Mr Maurice Smith, Community Representative – (Audio-Visual Link)  
Mr Kevin Conolly, Community Representative  
Ms Yara Hanlon-Smith, Community Representative  
Ms Fiona Coe, Department of Climate Change, Energy, the Environment and Water  
Mr Kevin Jones, State Emergency Services - (Audio-Visual Link)  
Ms Savitha Balu, State Emergency Services - (Audio-Visual Link)

**Apologies:** Mr Stephen Yeo, NSW Reconstruction Authority  
Mr Phillip Bow, Hawkesbury City Council

**In Attendance:** Ms Michelle Bouvet, NSW Reconstruction Authority - (Audio-Visual Link)  
Mr Andrew Kearns, Hawkesbury City Council  
Ms Colleen Haron, Hawkesbury City Council

Member	19/03/2025	18/06/2025	
Mr Christopher Bell	✓	✓	
Mr Wayne Mitchell	✓	✓	
Mr Kevin Conolly	✓	✓	
Ms Yara Hanlon-Smith	✓	✓	
Mr Murray West	✓	✓	
Mr Lawrence Rose	✓	✓	
Mr Maurie Smith	✓	✓	
Ms Fiona Coe	✓	✓	
Mr Kevin Jones	A	✓	
Mr Stephen Yeo	✓	A	
Mr Phillip Bow	A	A	
Ms Savitha Balu	X	✓	
Councillor Les Sheather	✓	✓	
Councillor Jill Reardon	✓	✓	
Councillor Danielle Wheeler	✓	✓	

Key: A = Formal Apology ✓ = Present X = Absent - no apology

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### FLOODPLAIN MANAGEMENT COMMITTEE

Minutes: 18 June 2025

##### Apologies

The Committee resolved on the Motion of Councillor Jill Reardon, seconded by Mr Christopher Bell, that the apologies from Mr Stephen Yeo and Mr Phillip Bow be noted.

##### Declaration of Interests

Declarations of Interests were generally made to identify that the following Committee members own property on the floodplain/below the Probable Maximum Flood level:

- Councillor Danielle Wheeler
- Mr Christopher Bell
- Mr Lawrence Rose
- Mr Wayne Mitchell
- Mr Murray West
- Mr Maurice Smith
- Mr Kevin Conolly
- Ms Yara Hanlon-Smith.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**FLOODPLAIN MANAGEMENT COMMITTEE**

**Minutes:** 18 June 2025

**2. CONFIRMATION OF MINUTES**

The Committee resolved on the Motion of Councillor Jill Reardon, seconded by Mr Christopher Bell, that the Minutes from the previous meeting held on Wednesday, 19 March 2025 be confirmed.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**FLOODPLAIN MANAGEMENT COMMITTEE**

**Minutes:** 18 June 2025

**3. REPORTS FOR DETERMINATION**

**3.1.1. FPC – Floodplain Risk Management Project Updates - (161821, 124412, 95498)**

**Previous Item:** 3.1.4, Floodplain Management Committee (19 March 2025)

**Directorate:** City Planning

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**OFFICER'S RECOMMENDATION:**

That the Floodplain Management Committee receive the update on the status of Council's Floodplain Risk Management Projects.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Councillor Jill Reardon and seconded by Mr Kevin Conolly.

That the Floodplain Management Committee receive the update on the status of Council's Floodplain Risk Management Projects.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### FLOODPLAIN MANAGEMENT COMMITTEE

Minutes: 18 June 2025

**3.1.2. FPC – Draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Floodplain Risk Management Study and Plan – Exhibition Outcomes**

**Previous Item:** 3.1.6, Floodplain Management Committee (19 March 2025)

**Directorate:** City Planning

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#### OFFICER'S RECOMMENDATION:

That the Floodplain Management Committee:

1. Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.
2. Consider the matters outlined in the report, and
3. Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Christopher Bell and seconded by Mr Wayne Mitchell.

That the Floodplain Management Committee:

1. Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.
2. Consider the matters outlined in the report, and
3. Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.

#### AMENDMENT

An AMENDMENT was moved by Mr Kevin Conolly and seconded by Mr Lawrence Rose.

That the Floodplain Management Committee:

1. Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.
2. Consider the matters outlined in the report, and
3. Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, with an amendment to include a Flood Planning Level of 1% AEP plus 0.5m freeboard.

The AMENDMENT was CARRIED.

The AMENDMENT became the MOTION.



**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**FLOODPLAIN MANAGEMENT COMMITTEE**

**Minutes:** 18 June 2025

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Mr Kevin Conolly and seconded by Mr Lawrence Rose.

That the Floodplain Management Committee:

1. Note the outcome of community engagement associated with the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan.
2. Consider the matters outlined in the report, and
3. Recommend that Council adopt the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan, with an amendment to include a Flood Planning Level of 1% AEP plus 0.5m freeboard.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### FLOODPLAIN MANAGEMENT COMMITTEE

Minutes: 18 June 2025

##### 4.1.3. FPC – Considering Freeboard with the Flood Planning Level

**Previous Item:** 3.1.4, Floodplain Management Committee (19 March 2025)

**Directorate:** City Planning

---

#### OFFICER'S RECOMMENDATION:

That the Floodplain Management Committee:

1. Consider the matters outlined in the report, and
2. Recommend that Council endorse the addition of a 0.5m freeboard to Council's existing Flood Planning Level (being the 1% AEP).

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Lawrence Rose and seconded by Mr Kevin Conolly.

That the Floodplain Management Committee:

1. Consider the matters outlined in the report, and
2. Recommend that Council endorse the addition of a 0.5m freeboard to Council's existing Flood Planning Level (being the 1% AEP).

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### FLOODPLAIN MANAGEMENT COMMITTEE

Minutes: 18 June 2025

#### 4. GENERAL BUSINESS

##### Macdonald River, Colo River, Webbs Creek and Greens Creek Project - Submissions

1. The Committee identified that the submissions received during the exhibition of the draft Macdonald River, Colo River, Webbs Creek and Greens Creek Flood Study and Flood Risk Management Study and Plan contained suggested actions from the community to assist in the implementation of the proposed mitigation measures, and to take any opportunities available to undertake/promote these actions.

It was also noted that some of these measures are within the control of other State Agencies. In this regard, a request was made to provide these submissions to relevant State Agencies.

Council officers will forward submissions to NSW Reconstruction Authority, State Emergency Services, and Endeavour Energy for consideration.

2. Submissions received also highlighted that the draft Study and Plan had identified that the location of the local Rural Fire Service facilities at St Alban and Upper Colo, which are used for emergency management, were subject to flooding, and should be relocated to higher land to ensure ongoing functionality during flood events.

The Floodplain Management Committee reinforced this concern and the need to prioritise the relocation of these facilities out of the 1% AEP.

##### Disaster Adaptation Plan

A request was made that the Floodplain Management Committee be briefed by the NSW Reconstruction Authority at the completion of their Disaster Adaptation Plan to address flood risk in the Hawkesbury-Nepean Valley.

##### Jim Anderson Bridge Evacuation Route

It was highlighted at the Meeting that there is an area of Railway Road North (adjoining the Jim Andersen Bridge) which may have land levels below the 1% AEP level (approximately 17.3m AHD), and the implications this has for evacuation. This was to be investigated further by State Emergency Services.

The next Floodplain Management Committee meeting is scheduled (to be confirmed) to be held on Wednesday, 16 July 2025 at 3:00pm.

The meeting terminated at 4:20pm.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025



**Floodplain Management  
Committee  
Meeting**

**End of  
Minutes**

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.

**oooO END OF REPORT Oooo**

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### 11.1.2. ROC - Heritage Committee - 3 July 2025– (80242)

Directorate: City Planning

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#### PURPOSE OF THE REPORT

The purpose of this report is to present the Minutes of the Heritage Committee, held on 3 July 2025.

#### EXECUTIVE SUMMARY

Five items - 3.1.1, 3.1.2, 3.1.3, 3.1.5, 3.1.6, and General Business, contained within the minutes of the Heritage Committee have policy or financial implications to Council. They therefore require specific consideration by Council, the details of which are discussed in the report below.

In relation to Items 3.1.4, 3.1.7 and 3.1.8, as they have no policy or financial implications for Council, they are presented for information only.

#### RECOMMENDATION

That in relation to the Minutes of the Heritage Committee Meeting held on the 3 July 2025:

1. Council receive and note the Heritage Committee Minutes in respect to Items 3.1.4, 3.1.7. and 3.1.8.

2. Council endorse the Committee Recommendations in respect of Item 3.1.1 (Draft NSW Heritage Strategy), namely:

*That a submission be made to the Draft NSW Heritage Strategy and include the points raised by the Heritage Committee.*

3. Council endorse the Committee Recommendations in respect of Item 3.1.2 (Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy), namely:

*That Council develop an Aboriginal Cultural Heritage Interpretation Strategy utilising grant funding through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure).*

4. Council endorse the Committee Recommendations in respect of Item 3.1.3 (Strategic Priorities for Heritage Related Matters), namely:

1. *That the progress of the Potential Heritage Items Project remains the top priority.*
2. *That Council notes the severe funding constraints preventing further Heritage work.*
3. *Council makes representations to State and Federal Members and bring to their attention the high number of State listed and potential heritage items in the Hawkesbury LGA, and request additional funding to ensure their identification, protection and conservation.*
4. *Any further work to progress consideration of the Heritage Awards be undertaken by the Working Group, and not Council Officers.*

5. Council endorse the Committee Recommendations in respect of Item 3.1.5 (Local Heritage Assistance Fund Program - Criteria for Funding), namely:

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

1. *That the criteria for assessment of future applications under the Local Heritage Assistance Fund includes dollar for dollar funding up to \$5,000 maximum.*
2. *That for the next two years where a \$5,000 dollar for dollar application limit still applies, provide that Council may also consider the following applications:*
  - *Non- dollar for dollar amounts where co-contribution funds are unavailable due to financial hardship.*
  - *Greater funding amounts than the \$5,000 limit, where it can be established that the subject heritage item is in critical need of repairs; and*
  - *That assessment criteria used for the 2024-2025 Local Heritage Assistance Fund for historic barn related and non-barn related applications be retained on a trial basis for the next two years, and then reported back to the Heritage Committee consideration of further advice to Council*
3. *The Committee recommends that Local Heritage Assistance funding be shared across as many applications as possible and be distributed equitably.*
4. *Local Heritage items are preferred recipients of the funding.*
6. Council endorse the Committee Recommendations in respect of Item 3.1.6 (Windsor Toll House), namely:

*That Council:*

  1. *Consider options for the adaptive reuse of the Windsor Toll House.*
  2. *Considers the allocation of funding to undertake minimum maintenance to make the Windsor Toll House safe and secure.*
  3. *Considers incorporating part of the wider active transport precinct around the Windsor Toll House and Government precinct as the entry way to Windsor.*
  4. *Recommends the Windsor Toll House for State Heritage Listing.*
7. Council endorse the Committee Recommendations in respect of General Business, namely:

*That the Heritage Committee pass on condolences to Mr Steve Rawling's family acknowledging his work for the preservation of Heritage in the Hawkesbury and thanking him and his family for their work related to Heritage.*

## DISCUSSION

The Committee considered staff reports on a range of matters as shown in the attached minutes, attached as Attachment 1 to the report. The following items require specific consideration by Council.

### 3.1.1 Draft NSW Heritage Strategy

The NSW Government has recently released a Draft Heritage Strategy for NSW which aims to ensure heritage is valued as an integral part of the culture and wellbeing of our communities and our sense of place. The Draft NSW Heritage Strategy sets out a vision and strategic direction for protecting, conserving and activating the heritage of NSW. It outlines a series of high-level actions designed to achieve this vision. Actions will be refined based on public feedback and greater detail will be provided in the final strategy.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

The NSW Government is seeking public comments on the Draft NSW Heritage Strategy. This is the final phase of consultation and feedback is crucial to ensure that the final strategy captures the diverse perspectives and voices of the New South Wales community.

The Heritage Committee were asked to review the Draft NSW Heritage Strategy and consider whether Council should lodge a submission.

Following discussion on the matter, the Heritage Committee resolved:

*That a submission be made to the Draft NSW Heritage Strategy and include the points raised by the Heritage Committee.*

#### 3.1.2 Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy

On 12 October 2021, Council adopted the Hawkesbury Aboriginal Cultural Heritage Study. The Study was developed in consultation with our local Aboriginal community including Traditional Owner groups and Local Aboriginal Land Councils. The formal aims of the Study were to:

- Map historical and contemporary Aboriginal cultural heritage sites.
- Develop an approach to integrate Aboriginal cultural heritage into land use management systems
- Establish a basis for communication between government, landowners and the community about Aboriginal heritage in the Hawkesbury LGA.

Some of the actions in the study have been completed and implemented however, many of the actions have not been able to be implemented due to limited financial and staffing resourcing.

An opportunity for funding of actions from the Study has been identified through the Cumberland Plain Conservation Plan - Caring for Country Strategy.

It was proposed to seek funding in order to develop an Aboriginal Cultural Heritage Interpretation Strategy which would be an important guiding document for Council when designing, planning and implementing projects. It would demonstrate a significant collaboration between the local Aboriginal community and Council and is an important step towards reconciliation. Development of the Strategy is aligned with key strategies contained in the Community Strategic Plan 2025-2045, and is expected to lead to improvement in some of the outlined community indicators.

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee:*

*Recommend that Council develop an Aboriginal Cultural Heritage Interpretation Strategy utilising grant funding through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure).*

The recommendation of the Heritage Committee is supported

#### 3.1.3 Strategic Priorities for Heritage Related Matters

The report provided further comment on the former Heritage Strategy Report presented to the August 2024 Heritage Committee meeting. Amongst other issues, that report provided a detailed breakdown of the ongoing operational heritage duties of Council's Senior Heritage Officer which pose challenges to the ongoing delivery and completion of Council's strategic heritage priorities. Notwithstanding these challenges, significant progress has still been made on some of Council's critically important strategic

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

heritage projects. However, due to resourcing constraints, the report recommended that priority be given to the two previously identified strategic heritage projects:

1. Progress on the recommendations of the March 2010 Hawkesbury City Council Slab Barn Study; and
2. Progress on previously identified Potential Heritage Items.

To achieve these strategic heritage objectives, it was recommended that that no further strategic heritage tasks are given to the Senior Heritage Officer until the major component of the Potential Heritage Items project is completed.

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee recommends:*

1. *That the progress of the Potential Heritage Items Project remains the top priority.*
2. *That Council notes the severe funding constraints preventing further Heritage work.*
3. *Council makes representations to State and Federal Members and bring to their attention the high number of State listed and potential heritage items in the Hawkesbury LGA, and request additional funding to ensure their identification, protection and conservation.*
4. *Any further work to progress consideration of the Heritage Awards be undertaken by the Working Group, and not Council Officers.*

The recommendation of the Heritage Committee is supported in terms of the strategic priorities.

#### 3.1.4 Potential Heritage Items Project

The Heritage Committee were updated on the Potential Heritage Item Projects:

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee:*

1. *Note the update on the Potential Heritage Items Project.*
2. *Request the Heritage Listings Working Group to meet and provide input to the proposed listings work.*

No specific resolution of Council is required in this respect as the Heritage Listings Working Group reports to the Heritage Committee, which in turn advises Council.

#### 3.1.5 Local Heritage Assistance Fund Program - Criteria for Funding

The Heritage Committee were requested to provide input into the proposed criteria for assessment of future applications submitted to Council under the Local Heritage Assistance Fund Program.



## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

Following discussion on the matter, the Heritage Committee resolved:

*That:*

1. *The Heritage Committee recommends that the criteria for assessment of future applications under the Local Heritage Assistance Fund includes dollar for dollar funding up to \$5,000 maximum.*
2. *For the next two years where a \$5,000 dollar for dollar application limit still applies, provide that Council may also consider the following applications:*
  - *Non- dollar for dollar amounts where co-contribution funds are unavailable due to financial hardship.*
  - *Greater funding amounts than the \$5,000 limit, where it can be established that the subject heritage item is in critical need of repairs; and*
  - *That assessment criteria used for the 2024-2025 Local Heritage Assistance Fund for historic barn related and non-barn related applications be retained on a trial basis for the next two years, and then reported back to the Heritage Committee consideration of further advice to Council*
3. *The Committee recommends that Local Heritage Assistance funding be shared across as many applications as possible and be distributed equitably.*
4. *Local Heritage items are preferred recipients of the funding.*

The recommendations of the Heritage Committee are supported.

#### 3.1.6 Windsor Toll House

At the previous meeting of the Heritage Committee on 6 March 2025, the deteriorating condition of the Windsor Toll House and possible future conservation and use of the building was discussed further following an inspection by Council's Senior Heritage Officer that had previously been requested by the Heritage Committee. At the 6 March 2025 Meeting, it was resolved that:

*The Heritage Committee discuss options for the Windsor Toll House for both conservation and use at the next Heritage Committee Meeting.*

Council endorsed the Heritage Committee recommendation at its Meeting on 6 May 2025. An Options Analysis Report of the Windsor Toll House for its future potential conservation and use was undertaken by Rowan Day, historian and conservation specialist and reviewed by Council's Heritage Advisor Otto Cserhalmi (OCP Architects Pty Ltd).

The Options Analysis Report covers the history of the building, and provided three options for its future conservation and use, including:

- Option 1 - 'Do nothing'
- Option 2 - 'Adaptive reuse' and
- Option 3 - 'Restore, make safe, use for interpretation and periodically activate for events'.

The Options Analysis Report was presented to the Heritage Committee for consideration and discussion, noting that there are resource implications associated with these options.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

Following discussion on the matter, the Heritage Committee resolved:

*That:*

1. *The Committee suggests the removal of the Fitzroy Bridge to a lower-level bridge in order to reinstate the gateway precinct and sightlines to the Windsor Toll House.*
2. *The Committee recommends that Council undertake the adaptive reuse of the Windsor Toll House.*
3. *The Committee recommends that Council allocate funding to undertake minimum maintenance to make the Windsor Toll House safe and secure.*
4. *Council considers incorporating part of the wider active transport precinct around the Windsor Toll House and Government precinct as the entry way to Windsor.*
5. *Council recommends the Windsor Toll House for State Heritage Listing.*

Whilst the sentiment of the Heritage Committee is recognised with respect to the impacts that the Fitzroy Bridge has on the heritage listed Windsor Toll House, it is not considered appropriate for Council to resolve to support the lowering of this bridge. All other components of the Heritage Committee recommendation are supported with the exception of Point 1.

#### 3.1.7 Update on Thomas James Bridge Project

The report provided an update on the restoration of the Thomas James Bridge Project between Wisemans Ferry and Lower Macdonald which is approaching completion with reconstruction of the convict-built sandstone retaining walls being undertaken.

The extensive restoration required excavating the site down to the bedrock to install a bridge support system that meets current design standards, and is designed for a 100-year lifespan, ensuring resilience against future flooding and heavy rainfall events

Hawkesbury City Council is managing the \$17.5 million project with funding from Federal and State Government infrastructure recovery programs.

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee receive and note the update report on the Thomas James Bridge Project.*

The Heritage Committee noted the updated provided, and as such no further action is required.

#### 3.1.8 Responses to Questions Raised at the Heritage Committee Meeting on 6 March 2025

The purpose of this report was to provide responses to questions raised by Committee Members at the Heritage Committee Meeting on 6 March 2025. The questions raised related to the removal of trees in McQuade Park and the repair/replacement of the timber post and rail fence alongside of the road in Thompson Square.

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee receive and note the responses to the questions raised at the Heritage Committee Meeting on 6 March 2025, including correspondence received by Dr Cheryl Ballantyne (distributed to Committee Members) from Transport for NSW.*

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

No further action is required in this respect.

General Business

Following discussion on the matter, the Heritage Committee resolved:

*That the Heritage Committee pass on condolences to Mr Steve Rawling's family acknowledging his work for the preservation of Heritage in the Hawkesbury and thanking him and his family for their work related to Heritage.*

**ATTACHMENTS**

**AT - 1** Heritage Committee Minutes 3 July 2025.

**oooO END OF REPORT Oooo**

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**Attachment 1 - Minutes**



# Heritage Committee

---

Date of meeting: 3 July 2025  
Location: Council Chambers  
Time: 5:00PM

**MINUTES**

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### Table of Contents

Meeting Date: 3 July 2025

#### Table of Contents

<b>1. AGENDA.....</b>	<b>4</b>
<b>2. CONFIRMATION OF MINUTES .....</b>	<b>6</b>
<b>3. REPORTS FOR DETERMINATION .....</b>	<b>7</b>
3.1.1. Draft NSW Heritage Strategy .....	7
3.1.2. Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy .....	8
3.1.3. Strategic Priorities for Heritage Related Matters .....	9
3.1.4. Potential Heritage Items Project.....	10
3.1.5. Local Heritage Assistance Fund Program - Criteria for Funding.....	11
3.1.6. Windsor Toll House .....	12
3.1.7. Update on Thomas James Bridge Project.....	13
3.1.8. Response to Questions Raised at the Heritage Committee Meeting on 6 March 2025.....	14
<b>4. GENERAL BUSINESS .....</b>	<b>15</b>

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### 1. AGENDA

Meeting Date: 3 July 2025

##### 1. AGENDA

Minutes of the Meeting of the Heritage Committee held in the Council Chambers, Windsor, on 3 July 2025 commencing at 5pm.

#### ATTENDANCE

**Present:** Councillor Danielle Wheeler Hawkesbury City Council - (Chairperson)  
Councillor Shane Djuric, Hawkesbury City Council  
Councillor Mary Lyons-Buckett, Hawkesbury City Council  
Mr Graham Edds, Community Representative  
Ms Jan Barkley-Jack, Community Representative  
Dr Cheryl Ballantyne, Community Representative  
Ms Michelle Nichols, Community Representative  
Ms Venecia Wilson, Community Representative  
Mr Richard Holdforth, Community Representative  
Mr Michael Edwards, Community Representative

**Apologies:** Councillor Nathan Zamprogno, Hawkesbury City Council  
Councillor Jill Reardon, Hawkesbury City Council  
Mr Carl Robinson, Community Representative  
Ms Carol Roberts, Community Representative

**In Attendance:** Mr Andrew Kearns, Hawkesbury City Council  
Mr Christopher Reeves, Hawkesbury City Council  
Mr Jack Kensey, Hawkesbury City Council  
Ms Vandana Saini, Hawkesbury City Council  
Ms Jessica Vaughan, Hawkesbury City Council

Member	6/03/2025	3/07/2025
Councillor Danielle Wheeler	✓	✓
Councillor Shane Djuric	✓	✓
Councillor Mary Lyons-Buckett	✓	✓
Councillor Jill Reardon	✓	A
Councillor Nathan Zamprogno	✓	A
Ms Jan Barkley-Jack	✓	✓
Dr Cheryl Ballantyne	✓	✓
Ms Deborah Hallam	A	A
Ms Michelle Nichols	✓	✓
Ms Carol Roberts	✓	A
Ms Erin Wilkins	A	X
Ms Venecia Wilson	✓	✓
Mr Michael Edwards	A	✓
Mr Graham Edds	✓	✓
Mr Richard Holdforth	✓	✓
Mr Carl Robinson	✓	A

**Key:** A = Formal Apology ✓ = Present X = Absent - no apology

#### APOLOGIES

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**1. AGENDA**

**Meeting Date:** 3 July 2025

Apologies from Councillor Jill Reardon, Councillor Nathan Zamprogno, Mr Carl Robinson and Ms Carol Roberts were noted.

**DECLARATION OF INTERESTS**

Councillor Daniellie Wheeler declared a pecuniary interest in Item 3.1.4.

Councillor Shane Djuric declared a less than significant non-pecuniary interest in Item 3.1.4.

Dr Cheryl Ballantyne declared a significant non-pecuniary interest in Item 3.1.4.

Mr Graham Edds declared a less than significant non- pecuniary interest in Item 3.1.4.



**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**2. CONFIRMATION OF MINUTES**

**Meeting Date:** 3 July 2025

**2. CONFIRMATION OF MINUTES**

The Committee resolved on the Motion of Ms Jan Barkley-Jack seconded by Ms Venecia Wilson, that the Minutes from the previous meeting held on Thursday, 6 March 2025 be confirmed.

It was noted that the question on the Australiana Pioneer Village Conservation Management Plan matter referred to in the Heritage Committee Minutes of 6 March 2025 will be responded to at the 7 August 2025 Heritage Committee Meeting.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**3. REPORTS FOR DETERMINATION**

**Meeting Date:** 3 July 2025

**3. REPORTS FOR DETERMINATION**

**3.1.1. Draft NSW Heritage Strategy**

**Directorate:** City Planning

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**OFFICER'S RECOMMENDATION**

That the Heritage Committee:

1. Review the Draft NSW Heritage Strategy
2. Consider whether a submission should be made to the draft NSW Heritage Strategy.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Mr Graham Edds and seconded by Mr Michael Edwards.

That a submission be made to the Draft NSW Heritage Strategy and include the points raised by the Heritage Committee.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**3. REPORTS FOR DETERMINATION**

**Meeting Date:** 3 July 2025

**3.1.2. Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy**

**Directorate:** City Planning

---

**OFFICER'S RECOMMENDATION**

That the Heritage Committee:

Recommend that Council develop an Aboriginal Cultural Heritage Interpretation Strategy utilising grant funding through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure).

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Ms Venecia Wilson and seconded by Councillor Mary Lyons-Buckett.

That the Heritage Committee:

Recommend that Council develop an Aboriginal Cultural Heritage Interpretation Strategy utilising grant funding through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure).

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### 3. REPORTS FOR DETERMINATION

Meeting Date: 3 July 2025

##### 3.1.3. Strategic Priorities for Heritage Related Matters

**Previous Item:** 3.1.4, HC (1 August 2024)

**Directorate:** City Planning

---

#### OFFICER'S RECOMMENDATION

That the Heritage Committee considers the proposed heritage related strategic priorities and provides feedback on the list of priorities.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Michael Edwards and seconded by Mr Richard Holdforth.

That the Heritage Committee recommends:

1. That the progress of the Potential Heritage Items Project remains the top priority.
2. That Council notes the severe funding constraints preventing further Heritage work.
3. Council makes representations to State and Federal Members and bring to their attention the high number of State listed and potential heritage items in the Hawkesbury LGA, and request additional funding to ensure their identification, protection and conservation.
4. Any further work to progress consideration of the Heritage Awards be undertaken by the Working Group, and not Council Officers.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### 3. REPORTS FOR DETERMINATION

Meeting Date: 3 July 2025

#### 3.1.4. Potential Heritage Items Project

**Previous Item:** 3.1.3, HC (6 March 2025)

**Directorate:** City Planning

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Councillor Danielle Wheeler declared a pecuniary interest being that her home is listed in the Study. Councillor Danielle Wheeler left the Chambers and did not take part in the discussion or voting on the matter. Councillor Mary Lyons Buckett assumed the Chair.

Councillor Shane Djuric declared a less than significant non-pecuniary interest.

Dr Cheryl Ballantyne declared a significant non-pecuniary interest and left the Chambers.

Mr Graham Edds declared a less than significant non-pecuniary interest.

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#### OFFICER'S RECOMMENDATION

That the Heritage Committee:

1. Note the update on the Potential Heritage Items Project.
2. Request the Heritage Listings Working Group to meet and provide input to the proposed listings work.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Ms Venecia Wilson and seconded by Mr Michael Edwards.

That the Heritage Committee:

1. Note the update on the Potential Heritage Items Project.
2. Request the Heritage Listings Working Group to meet and provide input to the proposed listings work.

Councillor Danielle Wheeler resumed the Chair at 6:26pm.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### 3. REPORTS FOR DETERMINATION

Meeting Date: 3 July 2025

##### 3.1.5. Local Heritage Assistance Fund Program - Criteria for Funding

**Previous Item:** 10.3.1 Ordinary (6 May 2025)

**Directorate:** City Planning

---

#### OFFICER'S RECOMMENDATION

That the Heritage Committee provide input into the proposed criteria for assessment of future applications submitted to Council under the Local Heritage Assistance Fund Program.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Michael Edwards and seconded by Dr Cheryl Ballantyne.

That:

1. The Heritage Committee recommends that the criteria for assessment of future applications under the Local Heritage Assistance Fund includes dollar for dollar funding up to \$5,000 maximum.
2. For the next two years where a \$5,000 dollar for dollar application limit still applies, provide that Council may also consider the following applications:
  - Non- dollar for dollar amounts where co-contribution funds are unavailable due to financial hardship.
  - Greater funding amounts than the \$5,000 limit, where it can be established that the subject heritage item is in critical need of repairs; and
  - That assessment criteria used for the 2024-2025 Local Heritage Assistance Fund for historic barn related and non-barn related applications be retained on a trial basis for the next two years, and then reported back to the Heritage Committee consideration of further advice to Council
3. The Committee recommends that Local Heritage Assistance funding be shared across as many applications as possible and be distributed equitably.
4. Local Heritage items are preferred recipients of the funding.

## EXTRAORDINARY MEETING

### 11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 29 July 2025

#### HERITAGE COMMITTEE

##### 3. REPORTS FOR DETERMINATION

Meeting Date: 3 July 2025

**3.1.6. Windsor Toll House**

**Previous Item:** 3.1.3, HC (6 March 2025)

**Directorate:** City Planning

---

#### OFFICER'S RECOMMENDATION

That the Heritage Committee review the Options Analysis Report for the Windsor Toll House (Attachment 1) and provide recommendations to Council.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Ms Venecia Wilson and seconded by Mr Graham Edds.

That:

1. The Committee suggests the removal of the Fitzroy Bridge to a lower-level bridge in order to reinstate the gateway precinct and sightlines to the Windsor Toll House.
2. The Committee recommends that Council undertake the adaptive reuse of the Windsor Toll House.
3. The Committee recommends that Council allocate funding to undertake minimum maintenance to make the Windsor Toll House safe and secure.
4. Council considers incorporating part of the wider active transport precinct around the Windsor Toll House and Government precinct as the entry way to Windsor.
5. Council recommends the Windsor Toll House for State Heritage Listing.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**3. REPORTS FOR DETERMINATION**

**Meeting Date:** 3 July 2025

**3.1.7. Update on Thomas James Bridge Project**

**Previous Item:** Item E, General Business HC (6 March 2025)

**Directorate:** City Planning

---

**OFFICER'S RECOMMENDATION**

That the Heritage Committee receive the update report on the Thomas James Bridge Project.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Ms Jan Barkley-Jack and seconded by Ms Venecia Wilson.

That the Heritage Committee receive and note the update report on the Thomas James Bridge Project.



**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**3. REPORTS FOR DETERMINATION**

**Meeting Date:** 3 July 2025

**3.1.8. Response to Questions Raised at the Heritage Committee Meeting on 6 March 2025**

**Previous Item:** General Business, Heritage Committee (6 March 2025)

**Directorate:** City Planning

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**OFFICER'S RECOMMENDATION**

That the Heritage Committee receive and note the responses to the questions raised at the Heritage Committee Meeting on 6 March 2025, including correspondence received by Dr Cheryl Ballantyne (distributed to Committee Members) from Transport for NSW.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

**HERITAGE COMMITTEE**

**4. GENERAL BUSINESS**

**Meeting Date:** 3 July 2025

**4. GENERAL BUSINESS**

**Condolence motion for Mr Steve Rawling – Former Heritage Committee Member**

RESOLVED on the motion of Councillor Danielle Wheeler and seconded by Councillor Mary Lyons-Buckett.

That the Heritage Committee pass on condolences to Mr Steve Rawling's family acknowledging his work for the preservation of Heritage in the Hawkesbury and thanking him and his family for their work related to Heritage.

The meeting terminated at 7:32pm.

**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025



## Heritage Committee Meeting

## End of Minutes

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**EXTRAORDINARY MEETING**

**11. RECEIPT OF MINUTES OF OTHER COMMITTEES**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**

**12. NOTICES OF MOTION**

**Meeting Date:** 29 July 2025

**12. NOTICES OF MOTION**

Nil Reports.

**EXTRAORDINARY MEETING**

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**13. QUESTIONS WITH NOTICE**  
**Meeting Date: 29 July 2025**

**13. QUESTIONS WITH NOTICE**

**13.1.1. Question with Notice**

The following Question With Notice was submitted.

#	Councillor	Question	Response
1	Councillor Lyons-Buckett	<p>Can we have information available on the website and specifically in the 'Waste Guide' regarding the options for residents wishing to dispose of, or recycle solar panels? This would include any options available either at or through the Waste Facility, or externally that residents can access.</p> <p>Can we clarify whether solar panels fit the criteria of e-waste?</p>	<p>Information is available when searching on the waste guide under "solar". When this is searched it displays the relevant charges for disposal at Hawkesbury's Waste Facility. They are not recycled through our collections and are not classified as e-waste.</p> <p>Currently there are limited recycling options within Sydney. Council does not promote specific sites or businesses for a range of reasons including the perception or endorsement of a particular business and the resource demand of maintaining the currency of information, particularly given the volatility of waste and recycling markets. Generally we have promoted schemes or services that are backed up by either a Government program or a product stewardship program such as "Pharmacycle" for blister packs.</p> <p>It is Council's understanding that most household solar arrays that are replaced are dealt with by the installer for disposal/recycling. This is supported by the very small number of solar panels received through the facility and the absence of any requests of a material nature. Those panels which have been disposed of have been small ones for individual products not household solar panels.</p>

**ATTACHMENTS**

There are no supporting documents for this report.

**EXTRAORDINARY MEETING**

**Meeting Date:** 29 July 2025

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## EXTRAORDINARY MEETING

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

Meeting Date: 29 July 2025

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

#### 14.1.1. Response to Councillor Question Taken on Notice at the Council Meeting - 19 March 2025

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#	Councillor	Question	Response
1	Councillor Ryan	When will the Councillors be advised of the outcomes of Item 11.1.1 - Floodplain Committee 19 March 2025:  part 3(b) - Seek legal advice in respect to Council's Indemnity if it does not adopt the recommendations in relation to the planning options in the Hawkesbury Floodplain Risk Management Study and Plan 2025.	Advice has been sought and that advice concludes that Council may be liable if it rejects or fails to implement or adopt the recommendations of the Study and Plan, unless Council can reasonably establish or argue that its decision to reject or not implement or adopt the recommendations of the Study and Plan was made in good faith, that being, in reliance upon alternate sound expert evidence that may support its decision to not adopt the recommendations.

#### ATTACHMENTS

There are no supporting documents for this report.

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**EXTRAORDINARY MEETING**

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

**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**

**15. Excluded Agenda Item – Council Meeting – 22 July 2025 - (79351)**

**Meeting Date:** 29 July 2025

**15. Excluded Agenda Item – Council Meeting – 22 July 2025 - (79351)**

Section 3.25 of the Council's Code of Meeting Practice provides that:

*"The General Manager must not include in the agenda for a meeting of the Council any business of which due notice has been given if, in the opinion of the General Manager, the business is, or the implementation of the business would be, unlawful. The General Manager must report, without giving details of the item of business, any such exclusion to the next meeting of the Council."*

An agenda item has been excluded from the Ordinary Council Meeting held on 22 July 2025, which in the opinion of the General Manager's delegate, the business is, or the implementation of the business would be, unlawful.

**EXTRAORDINARY MEETING**

**15. Excluded Agenda Item – Council Meeting – 22 July 2025 - (79351)**

**Meeting Date: 29 July 2025**

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**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date: 29 July 2025**

**16. CONFIDENTIAL REPORTS**

**16.1. GENERAL MANAGER**

Nil Reports.

**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date:** 29 July 2025

**16.2. CITY PLANNING**

Nil Reports.

**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date: 29 July 2025**

**16.3. CORPORATE SERVICES**

**16.3.1. CS - Outstanding Receivables - Bad Debts Write Off - (95496, 96332)**

**Previous Item:** 136, Ordinary (19 July 2022)

**Directorate:** Corporate Services

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**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 information that would confer a commercial advantage on a person or organisation with whom Council is conducting (or proposed 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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**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date:** 29 July 2025

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**EXTRAORDINARY MEETING**  
**16. CONFIDENTIAL REPORTS**  
**Meeting Date: 29 July 2025**

**16.4. INFRASTRUCTURE SERVICES**

Nil Reports.



# Extraordinary Meeting

## End of Business Paper

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