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ordinary meeting business paper

date of meeting: 13 November 2018 location: council chambers

time: 6:30 p.m.

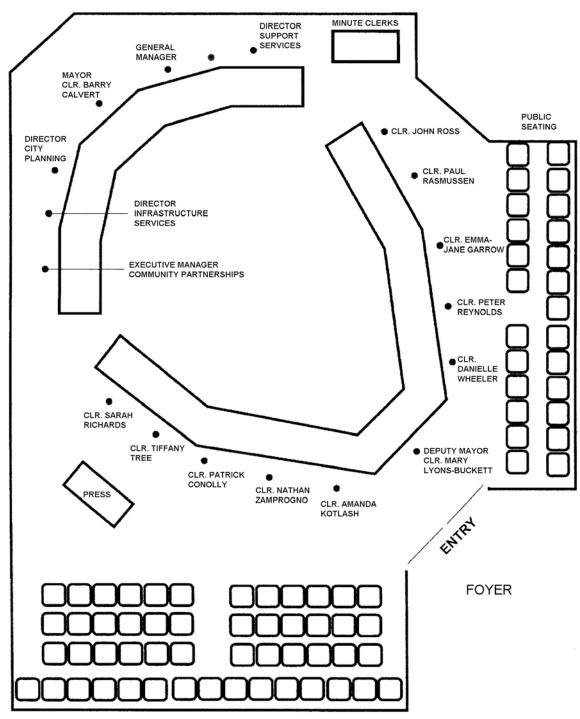


# mission statement

Hawkesbury City Council leading and working with our community to create a healthy and resilient future.

# Hawkesbury City Council





PUBLIC SEATING

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#### **Procedural Matters**

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#### **PROCEDURAL MATTERS**

#### Welcome

The Mayor, Councillor Barry Calvert will acknowledge the Indigenous Heritage.

The General Manager will address the Council meeting, mentioning:

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

#### **Attendance**

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

#### **Apologies and Leave of Absence**

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

#### **Declaration of Interest**

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

## **Acknowledgement of Official Visitors to the Council**

A presentation will be provided by Council's Auditor, Mr Alexio Chibika from PricewaterhouseCoopers and Ms Somaiya Ahmed from the NSW Audit Office, in respect of Council's Audited 2017/2018 Financial Report.

# **Procedural Matters**

Meeting Date: 13 November 2018

## **SECTION 1 - Confirmation of Minutes**

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ordinary

section

confirmation of minutes

# **SECTION 1 - Confirmation of Minutes**

Meeting Date: 13 November 2018

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**SECTION 1 - Confirmation of Minutes** 

# **SECTION 1 - Confirmation of Minutes**

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# **SECTION 2 - Mayoral Minute**

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ordinary

section

mayoral minutes

# **SECTION 2 – Mayoral Minute**

Meeting Date: 13 November 2018

# **SECTION 2 – Mayoral Minute**

Meeting Date: 13 November 2018

**SECTION 2 – Mayoral Minutes** 

No Mayoral Minutes.

# **SECTION 2 – Mayoral Minute**

Meeting Date: 13 November 2018

# **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

ordinary

section 3

reports for determination

# **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

#### **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

# **SECTION 3 – Reports for Determination**

#### **PLANNING DECISIONS**

Item: 269 CP - Planning Proposal to Amend Hawkesbury Local Environmental Plan 2012

Land Zoning Map from RU4 Primary Production Small Lots to IN1 General Industrial - 27 Park Road, Vineyard and 41 Park Road, Mulgrave - (95498,

144940, 124414)

**Directorate:** City Planning

#### PLANNING PROPOSAL INFORMATION

File Number: LEP001/17

Property Address: 27 Park Road, Vineyard and 41 Park Road, Mulgrave

**Applicant:** Natalie Richter Planning Pty Ltd

Owner: Mr C Galea and Mr S M & Mrs E A Sheridan

Date Received: 11/12/2017

Current Zone: RU4 Primary Production Small Lots

Proposed Zone: IN1 General Industrial

Current Minimum Lot Size: 2Ha

Proposed Minimum Lot Size: No Minimum Lot Size Provision

Current Maximum Height of Buildings: 10M

Proposed Maximum Height of Buildings: No Maximum Height Provision

Site Area Approximately 4.68Ha

**Key Issues:** ♦ Mulgrave Investigation Area – Employment Lands Study

Existing native vegetation on the subject site

Optimising the use of the subject site

**Recommendation:** That Council:

 Note the advice provided by the Hawkesbury Local Planning Panel on the matter.

2. Support the preparation of a planning proposal to amend the Hawkesbury Local Environmental Plan (LEP) 2012 to allow development of the subject site for general industrial purposes.

3. Forward the planning proposal to the Greater Sydney Commission/Department of Planning and Environment, requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

## **PURPOSE OF THE REPORT:**

The purpose of this report is to consider a planning proposal received in December 2017 to rezone 27 Park Road, Vineyard and 41 Park Road, Mulgrave (Refer Figure 1) from RU4 - Primary Production Small Lots to IN1- General Industrial.

#### **SECTION 3 – Reports for Determination**

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#### **EXECUTIVE SUMMARY:**

Council is in receipt of an application from Natalie Richter Planning Pty Ltd (the applicant) to amend the Hawkesbury LEP 2012 (the LEP) by rezoning the subject site at 27 Park Road, Vineyard and 41 Park Road, Mulgrave, from RU4 Primary Production Small Lots to IN1 General Industrial, to enable development of the subject site for general industrial purposes.

The proposal demonstrates strategic and site specific merit, and is consistent with the Hawkesbury Employment Lands Strategy 2008.

As part of the rezoning of the subject site, the LEP, Height of Buildings Map and the Lot Size Map are proposed to be amended to remove the maximum height and minimum lot size provisions to be consistent with the IN1 General Industrial zone within the LEP.

Given recent amendments to Section 9.1 of the *Environmental Planning and Assessment Act 1979*, planning proposals are required to be referred to the Hawkesbury Local Planning Panel for advice prior to Council's consideration of the matter. Following referral, the Hawkesbury Local Planning Panel advised that the subject site is considered to have strategic and site specific merits and recommended that Council forward the planning proposal to the Greater Sydney Commission/Department of Planning and Environment for a Gateway Determination.

This report provides Council with an overview of the planning proposal, and makes a recommendation consistent with the advice from the Hawkesbury Local Planning Panel for Council to support the planning proposal. Further, that the planning proposal be forwarded to the Greater Sydney Commission/Department of Planning and Environment requesting a Gateway Determination.

#### **RECOMMENDATION SUMMARY:**

This report recommends that Council:

- note the advice provided by the Hawkesbury Local Planning Panel on the matter
- support the preparation of a planning proposal to amend the Hawkesbury Local Environmental Plan (LEP) 2012 to allow development of the subject site for general industrial purposes; and
- forward the planning proposal to the Greater Sydney Commission/ Department of Planning and Environment, requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

#### **REPORT:**

## **Context and Background**

The subject site is currently zoned RU4 Primary Production Small Lots under the LEP and is adjacent to the existing Mulgrave Industrial and Business Precinct which is a well-established industrial and business precinct comprising a mix of industrial and business uses within the Hawkesbury Local Government Area (LGA). The subject site as shown in Figure 1 below is in close proximity to the Mulgrave train station, and has relatively easy access to the regional transport network via the M2 and M7 motorways.

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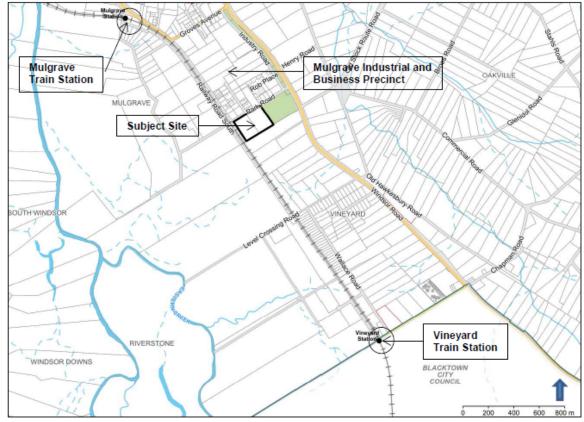


Figure 1: Location Map

The subject site has been identified as an industrial investigation area within the Hawkesbury Employment Lands Strategy (HELS) 2008.

Though zoned for primary industry purposes, the subject site has not been used for such purposes having been used for residential purposes. The subject site's strategic location provides opportunities to optimise the land use through development potential for industrial uses as proposed.

#### **Subject Site and Surrounds**

As shown in Figure 1 above, the subject site is strategically located adjacent to the Mulgrave Industrial and Business Precinct and between the Mulgrave and Vineyard Railway Stations on the Blacktown - Richmond Railway Line. Mulgrave Station is the closest to the subject site, which is located approximately 1.25km North West of the subject site. The subject site has relatively easy access to Windsor Road which provides access to the regional transport network via the M2 and M7 Motorways.

Figure 2 below illustrates the subject site with its legal description being Lot 215 DP 752061 and Lot 340 DP 752061. The subject is comprised of regular shaped lots (both approximately 184m x 254m), and are generally flat. A dam is located within the south-eastern corner of the subject site.

The land immediately east of the subject site is public open space known as 'Vineyard Park'. A 500KV electricity transmission line traverses the subject site parallel to the southern boundary.

# **SECTION 3 – Reports for Determination**

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The suburb boundary between Mulgrave and Vineyard is depicted in Figure 2 below.

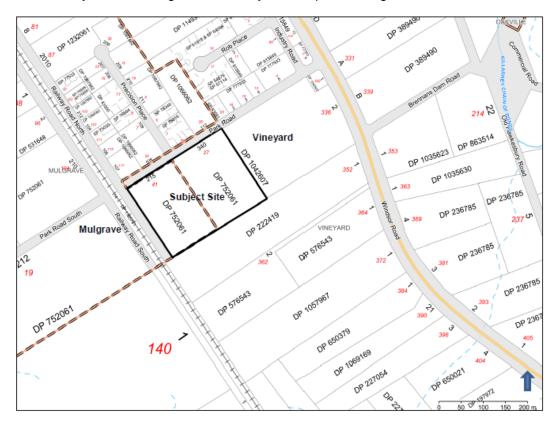


Figure 2: Subject Site

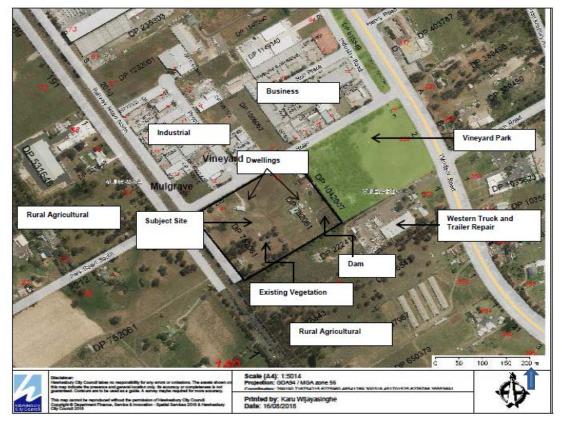


Figure 3: Aerial View of the Subject Site and the Surrounding Properties

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As illustrated in Figure 3 above, the subject site is bounded by Vineyard Park to the East, a large rural property containing a commercial/depot/vehicle repair service centre known as 'Western Truck and Trailer Repair' to the South, Park Road to the North and Railway Road North to the West. The subject site is surrounded by a mix of land uses including industrial, business, open space and rural agricultural uses, but North of the subject site beyond Park Road is predominantly industrial and business.

#### **Current Planning Controls**

Currently, the subject site is zoned RU4 Rural Production Small Lots under the LEP. A range of land uses are permitted under the RU4 zoning of the subject site, but industrial uses are not permitted within this zone.

The subject site is identified as being Bushfire Prone (Vegetation Category 3), and is identified as containing Agriculture Land Classification 3 in the maps prepared by the former NSW Department of Agriculture.

The subject site is affected by Class 5 Acid Sulfate Soils on the Acid Sulphate Soils Planning Maps contained within the LEP.

The subject site is not affected by the 1:100 ARI.

#### **Planning Proposal**

The planning proposal seeks to amend the LEP Zoning Map from RU4 Primary Production Small Lots to IN1 General Industrial for the subject site, in order to enable general industrial developments. The planning proposal aims to achieve the intended outcome by amending the LEP as follows:

- Amend the Land Zoning Map (Map Sheet Ref Nos 3800\_COM\_LZN\_008D and 3800\_COM\_LZN\_008DB) of the subject site from RU4 Primary Production Small Lots to IN1 General Industrial and part of Railway Road North reserve fronting the subject site in order to ensure consistency with the industrial zoned land within the Hawkesbury Local Government Area (LGA) as shown in Attachment 1 of this Report.
- Amend Lot Size Map (Map Sheet Ref Nos 3800\_COM\_LSZ\_008D and 3800\_COM\_LSZ\_008DB) of the subject site to remove the current 2ha minimum lot size provision applying to the subject site and part of Railway Road North reserve fronting the subject site in order to ensure consistency with the industrial zoned land within the Hawkesbury Local Government Area (LGA) as shown in Attachment 2 of this Report.
- Amend Height of Buildings Map (Map Sheet Ref Nos 3800\_COM\_HOB\_008D and 3800\_COM\_HOB\_008DB) of the subject site to remove the current 10m maximum building height provision applying to the subject site and part of Railway Road North reserve fronting the subject site in order to ensure consistency with the industrial zoned land within the Hawkesbury LGA as shown in Attachment 3 of this Report.

As the planning proposal seeks to amend the Land Zoning, Height of Buildings and Lot Size Maps, there are no proposed amendments to the LEP Standard Instrument.

## Flora and Fauna Report

An initial assessment of the planning proposal and the flora and fauna report revealed a discrepancy between the two reports. The applicant was advised to update the planning proposal with the inclusion of relevant and adequate information and prepare a detailed flora and fauna report to enable Council Officers to carry out a comprehensive assessment of the planning proposal.

In March 2018 Council received a draft Flora and Fauna Assessment Report prepared by First Filed Environmental. The applicant was advised to amend the Report to address the likely removal of native vegetation to allow an industrial development on the subject site.

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In May 2018 Council received the amended planning proposal and the finalised Flora and Fauna Assessment Report from the applicant.

#### Greater Sydney Region Plan, 'A Metropolis of Three Cities' (the Plan)

On 18 March 2018, the NSW Government released *A 'Metropolis of Three Cities'* – the Greater Sydney Region Plan. This plan, along with Transport for NSW's *Future Transport 2056*, and Infrastructure NSW's *State Infrastructure Strategy 2018-36* provide vision for Greater Sydney as a Metropolis of Three Citiesthe Western Parkland City, the Central River City and the Eastern Harbour City.

This strategic framework aims to transform land use and transport patterns and boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all of its residents.

The emerging Western Parkland City with the Western Sydney Airport and Badgerys Creek Aerotropolis as a catalyst for the city cluster will grow a strong trade, logistics, advanced manufacturing, health, education and science economy and be the most connected place in Australia. It will produce knowledge-intensive jobs close to new well-designed neighbourhoods.

Liveability for residents will be key – such as more trees to provide shade and shelter and walkable neighbourhoods within easy reach of shops and services.

The objectives and metrics of 'A Metropolis of three Cities' are based on Ten (10) Directions:

- 1. A city supported by infrastructure
- 2. A collaborative City
- 3. A city for people
- 4. Housing the city
- 5. A city of great places
- 6. A well connected city
- 7. Jobs and skills for the city
- 8. A city in its landscape
- 9. An efficient city
- 10. A resilient city

The Plan identifies the following productivity outcomes for A Metropolis of Three Cities:

- Drive opportunities for investment and business across Greater Sydney
- Deliver an internationally competitive freight and logistic sector
- Support a diverse economy
- Support a network of centres
- Rebalance the city's eastern economic focus
- Deliver a 30-minute city.

The Plan identifies a number of principal elements in achieving the above outcomes including the following:

'Develop a network of 34 strategic centres with jobs, goods and services supported by a public transport, walking and cycling network. This would provide residents within a 30-minute public transport service to their nearest strategic centres, seven days a week'.

The subject site has relatively easy and convenient access to a public transport system, regional road network linking to the M2 and M7 Motorways and required infrastructure services, and is located within a 30-minute public transport service to Windsor which is identified as a 'Strategic Centre' in the Plan.

The subject site is located approximately 2.7kms from the McGraths Hill Small Village Centre which is classified as a 'Local Centre' in the Plan.

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The planning proposal seeks to rezone the subject site to enable development of the subject site for industrial uses and thereby facilitate the diverse economy of the Greater Sydney Region. The planning proposal will provide an opportunity to boost the network of strategic centres with jobs, reasonable access to goods and services supported by a public transport system within the Greater Sydney Region.

The planning proposal will enable increased local employment opportunities within the Hawkesbury LGA and within close proximity to future residential developments within the Vineyard Precinct and also the Riverstone Precinct within the Blacktown LGA.

Objective 23 of the Plan - Industrial and urban services land is planned, retained and managed

The Plan states that much of Greater Sydney's manufacturing wealth is created on industrial and urban services land with 74% of these lands in the Central City and Western City Districts. Across Greater Sydney, 15% of all jobs are on industrial and urban services land. The Plan describes the term 'urban services' as a wide range of industries.

The principles for managing industrial and urban services land under Objective 23 states that the retention, growth and enhancement of industrial and urban services land should reflect the needs of each of Greater Sydney's three cities, and their local context.

It should provide land for a wide range of businesses that support the city's productivity and integrated economy. The Plan identifies the following three approaches to manage industrial and urban services land:

- 1. Retain and manage the existing industrial and urban services land for economic and employment activities required for Greater Sydney's operation.
- 2. Review all industrial and urban services land to either confirm its retention or mange uses to allow sites to transition to higher order employment activities such as business parks to maximise business and employment outcomes.
- 3. Plan and manage additional industrial and urban services land in land release areas in response to long-term projected population and development growth.

The planning proposal seeks a rezoning of the subject site to IN1 General Industrial in order to provide additional industrial land in close proximity to future residential developments within the Vineyard and the Riverstone Precincts within the North West Growth Area. This also enables the expansion of the existing Mulgrave Industrial and Business Precinct which is considered to be generally consistent with the abovementioned third approach in managing industrial and urban services land under Objective 23 of the Plan.

Strategy 23.1 and 23.2 of Objective 23 of the Plan encourages growth and diversity of local employment opportunities in industrial zones where it does not compromise industrial or urban services in the South and Western City Districts.

The Plan identified that in the South and Western City Districts, there are no major standalone office precincts, resulting in long travel times and distance for residents to access a broad range of job opportunities. Innovative approaches in the South and Western City Districts may present opportunities where office uses can be compatible on certain industrial and urban services land. This could facilitate the attraction of knowledge businesses and a broader diversity of jobs close to home.

The planning proposal seeking rezoning of the subject site to IN1 General Industrial to enable increased local employment opportunities close to future homes within the North West Growth Area in the Western City District is considered to be consistent with Objective 23 of the Plan.

#### Western City District Plan (District Plan)

The Western City District Plan is a guide for implementing the Greater Sydney Region Plan-'A Metropolis of Three Cities'. The District Plan is a bridge between regional and local planning.

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The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly LGAs. The Western City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

The District Plan also assists Councils to plan for and support growth and change, and aligns their local planning strategies to place-based outcomes. It guides the decisions of State agencies and informs the private sector and the wider community of approaches to manage growth and change.

The District Plan focuses on identifying the Planning Priorities to achieve a liveable, productive and sustainable future for the District. Relevant Objectives, Strategies and Actions from *A Metropolis of Three Cities* are embedded in each of the Planning Priorities, to integrate the District's challenges and opportunities with the Greater Sydney vision of the metropolis of three cities.

The District Plan has set a baseline target of an additional 12,000 jobs and higher target of 16,500 to be created by 2036 for Richmond-Windsor. The planning proposal seeking rezoning of the subject site which is located in close proximity to Windsor which is identified as a 'Strategic Centre' in the District Plan to IN1 General Industrial and enabling increased employment opportunities will assist Council to a degree to achieve the set job target for Richmond-Windsor identified in the District Plan.

Of relevance to this planning proposal are the following directions and objectives of the District Plan:

Directions for Productivity; Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City- Planning Priority W7, Objective 14 - A Metropolis of Three Cities, integrated land use and transport creates walkable and 30-minute cities.

Given the subject site with relatively easy access to the regional transport network is located within 30 minutes travel distance from Windsor and also within walking distance from the Mulgrave train station, the planning proposal enabling increased employment opportunities in close proximity to future residential development within the North West Growth Area is considered to be generally consistent with the directions for productivity and Objective 14 of the District Plan.

Directions for Productivity; Growing investments, business opportunities and jobs in strategic centres, Planning Priority 11, Objective 22 – Investment and business activity in centres, Action 65-strengthen Richmond-Windsor through approaches that:

- a) Support complementary land uses around the agglomeration of education and defence uses in Richmond;
- b) Support master planning processes for Richmond and Windsor that encourage new lifestyles and entertainment uses, employment opportunities, activate street and places, grow the tourism economy and respect and enhance the significant heritage values and assets.
- c) Facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs

The District Plan builds on the strengths of each centre within a common framework to grow jobs across Greater Sydney and improve the communities' access to goods and services. The District Plan identifies Richmond and Windsor as a 'Strategic Centre' within its centres hierarchy. Given the subject site is located in close proximity to Windsor, the planning proposal enabling increased job opportunities and local businesses and the local community's improved access to goods and services is also considered to be consistent with this planning priority and objective of the District Plan.

#### **Hawkesbury Employment Lands Strategy 2008**

In December 2008 Council adopted the Hawkesbury Employment Lands Strategy (HELS). The purpose of the HELS is to provide an appropriate planning framework for employment precincts (industrial,

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commercial and retail) and locations for a range of employment types to support and enhance the economic competitiveness of the Hawkesbury LGA.

Based on the findings of the HELS, the study recommended Council pursue eight strategies to address the economic prosperity of the LGA. Relevant to this planning proposal Strategy 5 included:

#### Strategy 5: Investigate additional land supply to address future employment growth

- Mulgrave (south of Park Road and on the western side of the rail line)
- South Windsor (the areas east Fairy Road not currently zoned industrial)
- North Richmond (near the corner of Terrace Road and Bells Line of Road for service industry currently on Bells Line of Road)

#### Strategy 5 further states that:

'Additional land can be zoned industrial where demand is identified and conditions are met. Areas that would be appropriate for such investigations include South Windsor and North Richmond, which are close to current population concentrations, and Mulgrave which is close to McGrath Hills and to the North West Growth Centre (expected to accommodate 67,000 new dwellings), and can also service the growing Pitt Town area'.

The HELS identified two areas for consideration for rezoning to support employment opportunities. Figure 4 below illustrates the identified areas for consideration being the area immediately south of Park Road between Railway Road North and Vineyard Park, which includes the subject site is an appropriate location for service and light industry. The second area for consideration is located West of the Railway Line between Mulgrave Road and Park Road South.



Figure 4: Mulgrave Investigation Area within HELS
Source: Hawkesbury Employment Land Strategy

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The Strategy Map of the HELS (pg. 128) includes the subject site as shown in Figure 5 below. Given the subject site is located within the Mulgrave Investigation Area identified in the HELS, the planning proposal is considered to be consistent with the recommendations of the HELS.

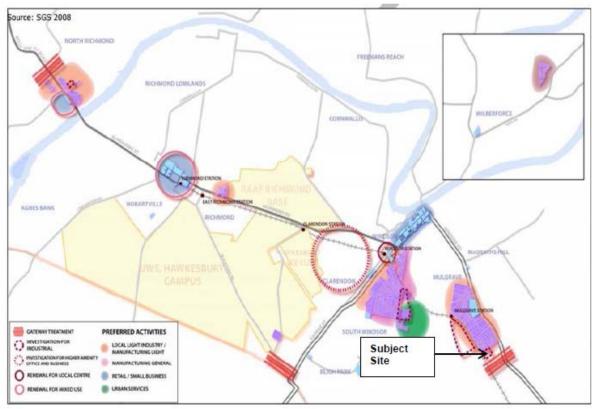


Figure 5: Strategy Map
Source: Hawkesbury Employment Land Strategy

#### Hawkesbury Local Environmental Plan (HLEP) 2012

As shown in Figure 6 below, the subject site is currently zoned RU4 Primary Production Small Lots under the LEP which permits with development consent the following land uses.

#### Permitted with consent

Animal boarding or training establishments, Boarding houses, Boatsheds, Camping grounds, Caravan parks, Cemeteries, Centre-based child care facilities, Charter and tourism boating facilities, Community facilities, Dual occupancies, Dwelling houses, Educational establishments, Entertainment facilities, Farm buildings, Food and drink premises, Home based child care, Home industries, Intensive livestock agriculture, Intensive plant agriculture, Landscaping material supplies, Places of public worship, Plant nurseries, Public administration buildings, Recreation areas, Recreation facilities (indoor/outdoor), Registered clubs, Respite day care centres, Tourist and visitor accommodations, Veterinary hospitals, Water recreation structures, Water storage facilities.

Given industrial uses are not included as permitted land uses with development consent under the RU4 Zone in the Land Use Table of the LEP, the planning proposal seeks to rezone the subject site adjacent to the existing Mulgrave Industrial and Business Precinct to IN1 General Industrial under the LEP. The following land uses are permitted with development consent under the proposed IN1 zoning:

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#### Permitted with consent

Depots, Freight transport facilities, Funeral Homes, **General Industries**, Health consulting rooms, Hospitals, **Industrial training facilities**, **Light Industries**, Neighbourhood shops, Roads, Warehouse or distribution centres, and any other development not specified in Permitted without consent' and 'Prohibited' sections of the Land Use Table of the LEP.

The subject site is bounded by RE1 Public Recreation zoned land known as 'Vineyard Park' to the East, a large RU4 Primary Production Small Lots zoned rural property containing a commercial/depot/vehicle repair service centre known as "Western Truck and Trailer Repair" to the South, part zoned IN1 General Industrial and part zoned B5 Business Development Park Road to the North and RU4 zoned Railway Road North to the west as shown in Figure 6 below. Given these existing land uses in the immediate vicinity, it is considered unlikely that any future development of the subject site for general industrial purposes will create any adverse land use conflict.

The subject site has easy access to Windsor Road which in turn provides access to the regional transport network via the M2 and M7 motorways. It is also adjacent to the existing Mulgrave Industrial and Business Precinct and in close proximity to Mulgrave Railway Station. It is therefore considered that the proposed rezoning of the subject site to IN1 enabling the expansion of the existing Mulgrave Industrial and Business Precinct is considered to be warranted.

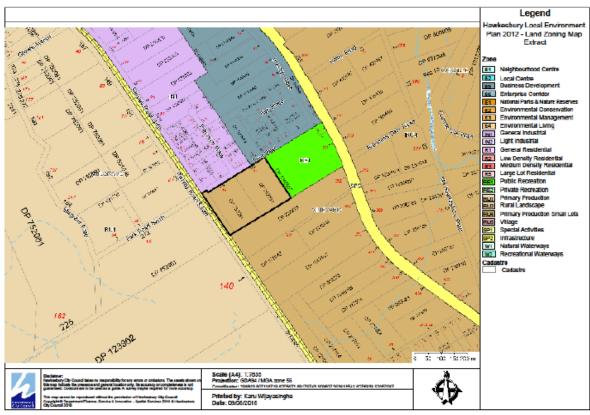


Figure 6: Extract of the Land Zoning Map of the LEP

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The current minimum lot size for subdivision of the subject site is 2ha as shown in Figure 7 below.

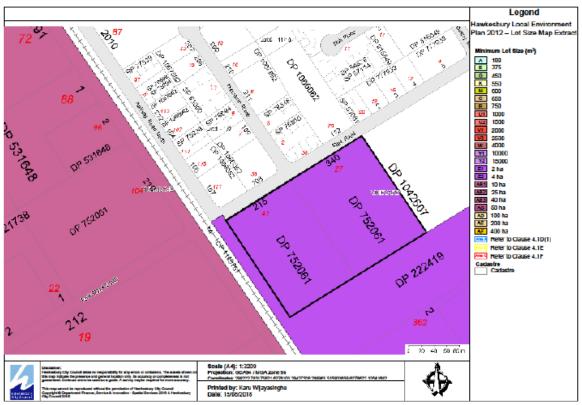


Figure 7: Extract of the Lot Size Map of the LEP

Figure 8 indicates the current Height of Buildings provision on the subject site is 10m.

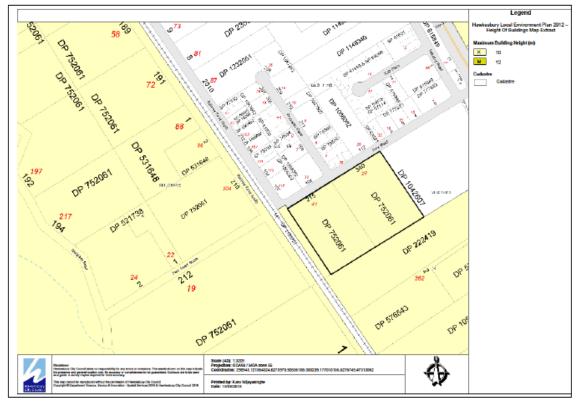


Figure 8: Extract of the Height of Buildings Map of the LEP

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As shown in Figures 7 and 8, no minimum lot size and maximum height of buildings provisions apply to industrial land within the Hawkesbury LGA. The planning proposal seeks to amend the LEP Lot Size Map to remove the minimum 2ha lot size and also amend the Height of Buildings Map to remove the 10m maximum height of buildings provisions currently applying to the subject site in order to be consistent with IN1 zoned land provisions, as illustrated in Attachment 2 and Attachment 3 of this report.

#### Section 9.1 Directions (Formerly Section 117 Directions)

Section 9.1 (formerly Section 117) Directions are issued by the Minister for Planning and apply to planning proposals.

Section 9.1 Directions require certain matters to be complied with and/or require consultation with government agencies during the preparation of the planning proposal. However, these Directions permit variations subject to meeting certain criteria. The principal criterion for variation to a 9.1 Direction is consistency with an adopted Local or Regional Strategy.

Discussion on the planning proposal's consistency with relevant key Section 9.1 Directions is outlined below.

#### Direction 1.1 Business and Industrial Zones

The objectives of this direction are to:

- (a) encourage employment growth in suitable locations;
- (b) protect employment land in business and industrial zones, and
- (c) support the viability of identified strategic centres.

The subject site is located adjacent to the existing Mulgrave Industrial and Business Precinct and has easy access to Windsor Road which connects to the regional transport network. The subject site is identified within the HELS as an investigation area for future industrial use.

The planning proposal enables implementation of the HELS and also expands the established Mulgrave Industrial and Business Precinct. The planning proposal supports the economic development of the subject site by allowing a range of industrial uses including general industrial uses, light industries, depots, industrial training facilities, neighbourhood shops and warehouse or distribution centres.

Additionally, the subject site is in close proximity to the McGraths Hill employment centre which is classified as a 'Local Centre' in the Greater Sydney Region Plan. Given the subject site has potential to boost economic, business and employment activities in the locality and help improve the viability of the Local Centre, the planning proposal is considered to be consistent with this direction.

#### Direction 1.3 Mining, Petroleum Production and Extractive Industries

The objective of this direction is to ensure that future extraction of State or Regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.

Direction 1.3 (3) states that:

This Direction applies when a relevant planning authority prepares a planning proposal that would have the effect of:

- (a) Prohibiting the mining of coal or other minerals, production of petroleum, or wining or obtaining of extractive materials, or
- (b) Restricting the potential development of resources of coal, other mineral, petroleum or extractive materials which are of State regional significance by permitting a land use that is likely to be incompatible with such development.

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The planning proposal is consistent with Direction 1.3 as the subject site is not located within an identified Resource Area or the Potential Resource Area or the Transition Area which is adjacent to identified resource areas as identified by mineral resource maps provided by the NSW Resource & Energy Division of NSW Trade & Investment.

Additionally, the subject site is not located within or in the vicinity of land described in Schedule 1, 2 and 5 of the *Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2- 1995)* nor will the proposed development restrict the obtaining of deposits of extractive material from such land.

Regardless of the above comments, should the planning proposal proceed and receive a Gateway Determination, the NSW Department of Industry will be consulted in accordance with Direction 1.3(4), during the relevant government agency consultation period.

#### Direction 3.4 Integrating Land Use and Transport

The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport,
- (b) increasing the choice of available transport and reducing dependence on cars,
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car,
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

As previously mentioned, the subject site is in close proximity to the future residential development within the Vineyard and Riverstone Precincts in the North West Growth Area and the Mulgrave Train Station. The development of the subject site for general industrial purposes will enable approximately 4.66ha of land for industrial purposes and provide employment opportunities closer to the future residents within the Vineyard and Riverstone Precincts and the residents of McGraths Hill. Also, the planning proposal will enable improved viability of the existing rail transport service in the area.

Give the above circumstances, the planning proposal is considered to be generally consistent with this Direction.

#### Direction 4.1 Acid Sulfate Soils

The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. This Direction requires consideration of the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning and Environment (DP&E).

This Direction requires that a relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.

The subject site is identified as containing "Class 5 acid sulfate soils on the Acid Sulphate Soils Planning Maps, and as such any future development on the land will be subject to Clause 6.1 Acid Sulfate Soils of the LEP which has been prepared in accordance with the 'Acid Sulfate Soils Model Local Environmental Plan provisions within the Acid Sulfate Soils' Planning Guidelines adopted by the Director General.

The planning proposal is considered to be consistent with Direction 4.1 as the subject site is only affected by Class 5 Acid Sulfate Soil.

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#### Direction 4.4 Planning for Bushfire Protection

The objectives of this Direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

This Direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

The subject site is identified as being bushfire prone, containing Vegetation Category 3 on the NSW Rural Fire Service's Bushfire Prone Land Map. The planning proposal is accompanied by a Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions. The Report concludes that future development of the subject site for general industrial purposes will be able to comply with the relevant requirements contained in the *Planning for Bushfire Protection 2006*. Therefore, the planning proposal is considered to be consistent with this Direction.

However, following receipt of a Gateway determination from the DP&E advising Council to proceed with the planning proposal, consultation on the planning proposal will be undertaken with the NSW Rural Fire Service to ensure compliance with *Planning for Bushfire Protection 2006*, and compliance with various Asset Protection Zones, vehicular access, water supply, layout, and building material provisions in accordance with the Direction.

#### Direction 6.1 Approval and Referral Requirements

The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. This Direction requires that a planning proposal must:

- "(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:
  - (i) the appropriate Minister or public authority, and
  - (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act, and
- (c) not identify development as designated development unless the relevant planning authority:
  - (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and
  - (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act."

The planning proposal is considered to be consistent with Direction 6.1 as it does not contain provisions requiring the concurrence, consultation or referral of future development applications to a Minister or public authority, and does not identify development as designated development.

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#### 6.3 Site Specific Provisions

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. The planning proposal is consistent with Direction 6.3 as the proposal seeks an amendment of the LEP to amend the Land Zoning, Building Height and Lot Size Maps only and does not intend to propose any site specific provisions.

#### Direction 7.1 Implementation of 'A Plan for Growing Sydney'

The objective of this Direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in 'A Plan for Growing Sydney'.

The planning proposal is considered to be consistent with Direction 7.1 as outlined earlier in the report the planning proposal enables increased industrial employment land to meet the future demand and also facilitates the implementation of 'A Plan for Growing Sydney.'

#### State Environmental Planning Policies (SEPP)

The State Environmental Planning Policies (SEPPs) most relevant to the planning proposal include:

- State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55);
- Sydney Regional Environmental Plan No. 9 Extractive Industry (No 2- 1995) (SREP 9) and
- Sydney Regional Environmental Plan No. 20 Hawkesbury Nepean River (No.2 -1997) - (SREP 20).

The planning proposal's consistency with the relevant SEPPs is outlined below.

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)

SEPP 55 requires consideration as to whether or not land is contaminated, and if so, it needs to assess the suitability of the land for future permitted uses in its current state or whether it requires remediation. The SEPP requires Council to obtain, and have regard to, a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.

A desktop assessment indicates that the subject site has not been used for any intensive agricultural use or any other use identified in Table 1 - Some Activities that may cause contamination of Managing Land Contamination Planning Guidelines SEPP 55 - Remediation of Land that may require remediation. As previously highlighted, the subject site has previously been used for residential purposes.

However, if the planning proposal is to proceed, the DP&E will consider this as part of their Gateway determination, and if required will request further information/consideration of this matter. The planning proposal is considered to be consistent with this SEPP.

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2- 1995) - (SREP 9)

The primary aims of SREP 9 are to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance and to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential. The subject site is not within the vicinity of land described in Schedules 1, 2 and 5 of the SREP nor will the proposed IN1 General Industrial zoning restrict the obtaining of deposits of extractive material from such land. The planning proposal is therefore consistent with this SEPP.

Sydney Regional Environmental Plan No. 20 - Hawkesbury - Nepean River (No.2 - 1997) - (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury - Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. This requires consideration of the

#### **SECTION 3 – Reports for Determination**

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strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy: impacts of the development on the environment, the feasibility of alternatives and consideration of specific matters such as total catchment management, water quality, water quantity, flora and fauna, agriculture, rural residential development and the metropolitan strategy.

Specifically, SREP 20 encourages Council to consider a range of matters including the following matters when assessing planning proposals:

- Rural residential areas should not reduce agricultural viability, contribute to urban sprawl or have adverse environmental impact (particularly on the water cycle and flora and fauna).
- Develop in accordance with the land capability of the site and do not cause land degradation.
- Consider the ability of the land to accommodate on-site effluent disposal in the long term and do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater.
- Have due regard to the nature and size of the site; when considering a proposal for the rezoning or subdivision of land which will increase the intensity of development of rural land (for example, by increasing cleared or hard surface areas) so that effluent equivalent to that produced by more than 20 people will be generated, consider requiring the preparation of a Total Water Cycle Management Study or Plan.
- Protect the habitat of native aquatic plants.
- Conserve and, where appropriate, enhance flora and fauna communities, particularly threatened species, populations and ecological communities and existing or potential fauna corridors.
- Give priority to agricultural production in rural zones.
- Consider any adverse environmental impacts of infrastructure associated with the development concerned.

An assessment of the planning proposal outlined in this report reveals that the subject site is suitable and capable of accommodating an industrial development with no adverse amenity or environmental impacts. Therefore, it is considered that a future industrial development on the subject site has the potential to satisfy the relevant provisions of SREP 20.

Should the plan be made to give effect to the planning proposal, the above matters can be further considered at the development application stage.

#### **Public Infrastructure and Services**

The subject site has easy access to required infrastructure including reticulated water, sewerage, electricity, telecommunication service in order to accommodate future general industrial development on the site.

The subject site has good access to both regional road transport system and the Sydney Metropolitan Rail Network.

However, if the planning proposal is to proceed, relevant public agencies such as Sydney Water, Integral Energy, AGL and Telstra Corporation would need to be consulted about the planning proposal following receipt of a Gateway determination from the DP&E advising to proceed with the planning proposal. This is to receive advice on the adequacy and any need for augmentation of the existing infrastructure to support future development on the subject site.

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#### Site Access, Traffic Movement and Public Transport

The subject site is accessed via Park Road, which connects to Windsor Road. The subject site can also be accessed via Railway Road North connecting to Hawkesbury Valley Way. Windsor Road provides easy access to the regional transport network via the M2 and M7 motorways. Figure 9 below illustrates the subject site and its accessibility.

The planning proposal is not supported by a transport/traffic statement or traffic impact statement. Apart from the intention to rezone the subject site for industrial purposes, how and to what extent the subject site will be developed is not known at this stage.

Should Council resolve to forward the planning proposal to the DP&E for a "Gateway Determination", the DP&E will be able to consider this as part of their "Gateway Determination", and if required can request further information/consideration of this matter.



Figure 9: Site's Access to Windsor Road and the Public Train System

The subject site has convenient access to the public train system. Mulgrave train station is within walking distance of the subject site, providing easy rail transportation. The Blacktown - Richmond Railway Line west of the subject site connects the southern Hawkesbury LGA to Blacktown and Greater Penrith, Greater Parramatta and the Harbour CBD.

There are six rail stations in the Hawkesbury LGA with the rail line terminating at Richmond, with Mulgrave Station being the closest station to the subject site and located approximately 1.25km away. The next closest station is Vineyard Station which is located approximately 3.3kms from the subject site.

There is a limited public bus service (West Bus Route 608) along Windsor Road between Windsor and Rouse Hill. The bus service operates approximately every hour, Monday to Friday, and the subject site is located within approximately 425m walking distance from the nearest bus stop located on Windsor Road. Given the limited frequency of the bus service it is considered that the public rail system would be the

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preferred public transport system for many occupants of the future industrial development on the subject site.

## **Electricity Transmission Line**

A 500KV electricity transmission network owned by TransGrid runs parallel to the rear boundary of the subject site as shown in Figure 10 below. The planning proposal states that there is a 70m wide easement for the transmission line.



Figure 10: Electricity transmission line

Should Council resolve to proceed with the planning proposal and receive a Gateway Determination advising to proceed with the planning proposal from DP&E, TransGrid would be consulted in regard to the electricity transmission easement requirements and any specific consideration that needs to be taken into account when considering the planning proposal.

# **Flooding**

As shown in Figure 11 the subject site is not affected by the 1 in 100 year flood level. Part of Park Road at the eastern end leading to Windsor Road which has been identified as a flood evacuation route in the State Emergency Service (SES)'s Flood Evacuation Plan for the Hawkesbury LGA is below the 1 in 100 Flood Planning Level.

In the event of a major flood, future occupants of the subject site would need to evacuate via Windsor Road. Given the eastern part of Park Road leading to Windsor Road is flood affected; the SES would need to be consulted about this matter if Council receive a Gateway Determination to proceed with the planning proposal.

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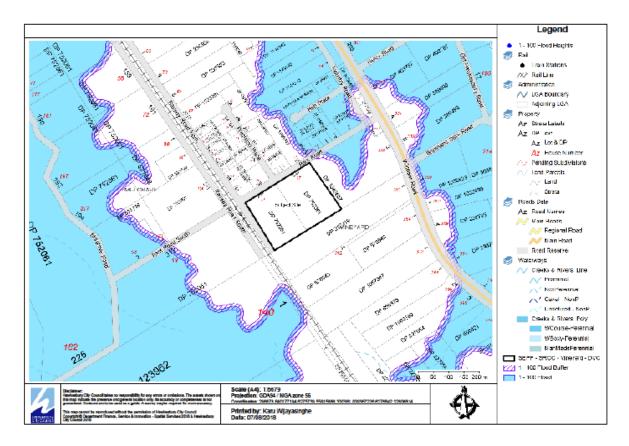


Figure 11: Extract of Flood Map

## Flora and Fauna

Figure 12 indicates Cooks River Castlereagh and Ironbark Forest that are identified as endangered ecological communities under the *Biodiversity Conservation Act 2016* and critically endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* occupy the southern corner and along the eastern and western boundaries. The remainder of the subject site area is identified as 'connectivity between remnant vegetation'.

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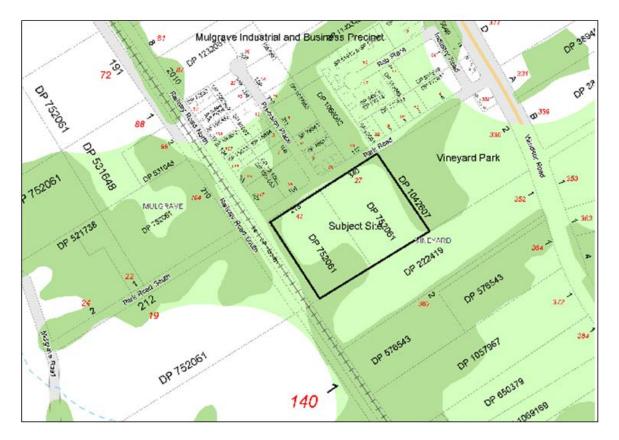


Figure 12: Extract of the Terrestrial Biodiversity Map

The planning proposal is accompanied by a Flora and Fauna Assessment Report (April 2018) prepared by First Field Environmental. The Report indicates that the subject site is located within the Sydney Basin Bioregion which lies on the central east coast of NSW and includes a significant proportion of the Hawkesbury-Nepean Catchment.

The Flora and Fauna Assessment Report states that the subject site consists of scattered canopy trees and shrubs over grazed pasture. Although a number of native tree and shrub species are sited on the subject site, the overall vegetation composition is no longer representative of the native vegetation community that was once present on the subject site as shown in Figure 13 below.

The Flora and Fauna Assessment Report states that:

"The proposed rezoning will not have significant impact on a Matter of National Environmental Significance listed under Commonwealth Environment Protection and Biodiversity Conservation Act 1999, nor is it likely to have a significant impact on threatened species, populations or endangered communities (and their habitats) listed under the NSW Biodiversity Conservation Act 2016. No species impact statements are required and referral to the Minister is not necessary".

Native trees and shrubs occur along the north-eastern boundary of the subject site, adjacent to an area of natural vegetation on an adjoining lot. Patches of native trees and shrubs also occur along the south-eastern and the south-western boundaries of Lot 215, both of which are located immediately adjacent to native vegetation on adjacent lots. Native trees extend from the south-western boundaries of Lot 215, both of which are located immediately adjacent to native vegetation on adjoining lots. Native trees extend from the south-western boundary of Lot 215 along each side of the electricity transmission line.

No vulnerable, endangered or critically endangered native fauna were identified within the site during the survey.

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Approximately 1.2ha of native vegetation would be removed during the proposed development. Revegetation should occur along the northern and eastern boundaries of the property to enhance connectivity between vegetation patches adjacent to the property. The area of revegetation should be at least consistent with the area of vegetation proposed to be removed.

Note that replanting would occur within the transmission easement. Some vegetation maintenance would be required in accordance with the easement management practices however this area is considered to provide the best opportunity to retain connectivity between existing areas of native vegetation adjacent to the property.

A Vegetation Management Plan should be prepared and should address the selection of native plant species consistent with the vegetation communities found on the property and in the immediate study area. The plan should also address the provision and enhancement of habitat for local fauna".



Figure 13: Location of Native Vegetation Patches

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The area recommended for revegetation identified in the Flora and Fauna Assessment Report is shown in Figure 14 below.



Figure 14: Recommended Revegetation Area

The above recommended offset mechanism for the likely removal of native vegetation on the subject site to allow future industrial development on the subject site, would enable increased connectivity between existing areas of native vegetation within and adjacent to the subject site.

It is therefore considered that the proposed offset mechanism detailed in the Flora and Fauna Statement is appropriate to minimise any adverse impact of the future development on native vegetation on the subject site.

If the plan is made to give effect to the planning proposal, this matter can be considered further at the development application stage.

# **Agricultural Land Classification**

The subject site is shown as being Agriculture Land Classification 3 on maps prepared by the former NSW Department of Agriculture. This land is described by the classification system as being:

"3. Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with pasture. The overall production level is moderate because of edaphic or environmental constraints. Erosion hazard, soil structural breakdown and other factors including climate may limit the capacity for cultivation; and soil conservation or drainage works may be required."

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According to Council's Records, the subject site has not been used for any agricultural purposes in the past.

## Heritage

The subject site is not listed as a heritage item in Schedule 5 Environmental Heritage of the LEP (Schedule 5). It is also not located within or adjoining a heritage conservation area and not identified as an archaeological site.

## Conformance to the Hawkesbury Community Strategic Plan 2017-2036

The proposal is consistent with the following Focus Area, Direction and Strategies within the CSP.

## Our Future

- 5.8 Industry
  - 5.8.1 Plan for a range of industries that build on the strengths of the Hawkesbury to stimulate investment and employment in the region.
  - 5.8.2 Increase the focus on jobs and innovation to build on our strengths and achieve a diverse industry base.

#### **Discussion**

According to the key findings of the HELS, vacant properties within industrial areas are often unserviced, with threshold costs limiting development, or has poor access to key transport routes.

Compared with neighbouring Local government Areas such as the Hills, Blacktown and Penrith, Hawkesbury has very limited flood free serviced employment land for development with easy access to both public and road transport networks linking major cities within the Greater Sydney Region.

However, the HELS acknowledges that Mulgrave is the only employment precinct with superior access to a major road (Windsor Road) which in turn links to the regional transport network via the M2 and M7 motorways.

The proposed rezoning of the subject site which is flood free and located within the Mulgrave Industrial Investigation Area with easy access to a rail transport network and Windsor Road which links to the regional transport network to IN1 General Industrial provides Council an excellent opportunity to expand the existing Mulgrave Industrial and Business Precinct, support and enhance the economic competitiveness of the Hawkesbury LGA, attract additional jobs to the Hawkesbury LGA and increase a share of job opportunities for locals to work locally.

The planning proposal will also enable future residents within the Vineyard Precinct and the Riverstone Precinct in the North West Growth Area within the Blacktown LGA to work closer to their homes.

## **Financial Implications**

The income applicable is provided for in the 2018/2019 Adopted Operational Plan.

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## Fit For The Future Strategy Considerations

The proposal is aligned with Council's long term plan to improve and maintain organisational sustainability and achieve Fit for the Future financial benchmarks. The proposal has no resourcing implications, outside of Council's adopted 2018/2019 Operational Plan, which will adversely impact on Council's financial sustainability.

## **Hawkesbury Local Planning Panel**

Under recent amendments to Section 9.1 of the *Environmental Planning and Assessment Act 1979*, all planning proposals that have not been forwarded to the Minister or the Greater Sydney Commission are required to be referred to the Hawkesbury Local Planning Panel for advice unless the planning proposal is determined by the General Manager to relate to:

- the correction of an obvious error in local environmental plan
- matters that are of a consequential, transitional, machinery or other minor nature, or
- matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.

In accordance with this Direction, the matter was referred to the Hawkesbury Local Planning Panel for advice at its Meeting on 18 October 2018. The Hawkesbury Local Planning Panel considered the matter following a joint site inspection of the subject site with Council Officers, and resolved as follows:

"That the Hawkesbury Local Environmental Planning Panel:

- 1. Recommends to the Council that the planning proposal to rezone the subject site from RU4 Primary Production Small Lots to IN1 General Industrial and to amend the Hawkesbury Local Environmental Plan (LEP) 2012 to allow development of the subject site for general industrial purposes proceed for Gateway determination subject to the following:
  - a) The Land Zoning Map be amended to change the current RU4 Primary Small Production Lots zoning of the subject site to IN1 General Industrial.
  - b) The Height of Buildings Map be amended to remove the current 10 metre maximum permissible height provision currently applying to the subject site.
  - c) The Lot Size Map be amended to remove the current 2 hectare minimum lot size provision currently applying to the subject site.
- Recommends that Council forward the planning proposal to the Greater Sydney Commission/Department of Planning and Environment requesting a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act, 1979.
- 3. Advises that the decision was based on the following:
  - a) Demonstrated strategic merit:
    - Consistency with implementation of the Greater Sydney Region Plan, the Western City District Plan and the Hawkesbury Employment Lands Strategy 2008.
  - b) Demonstrated site specific merit:
    - The subject site's close proximity to both Mulgrave and Vineyard stations.

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- It's relatively easy access to the regional transport network
- It enables the expansion of the existing Mulgrave Industrial Business Precinct to strengthen the Precinct's status as a diverse industry base.
- Is located within 30 minutes travel distance to Windsor and in close proximity to future residential development within Vineyard Precinct and also the Riverstone Precinct in the North West Growth Area within the Blacktown Local Government Area".

## Conclusion

An assessment of the planning proposal contained in this report highlights that the subject site is capable and suitable for development for general industrial purposes. In addition to its site specific merits, the location of the subject site is also strategically significant due to the following reasons:

- The subject site's close proximity to both Mulgrave and Vineyard stations
- Its relatively easy access to the regional transport network via the M2 and M7 Motorways
- It enables the expansion of the existing Mulgrave Industrial and Business Precinct to strengthen the Precinct's status as a diverse industry base
- Located within 30 minutes travel distance to Windsor and in close proximity to future residential development within Vineyard Precinct and also the Riverstone Precinct in the North West Growth Area within the Blacktown LGA.
- Located within the Mulgrave Industrial Investigation Area identified in the HELS.

Given the above circumstances, the planning proposal has strategic and site specific merits and is considered to be consistent with the State and Local planning frameworks. It also enables the implementation of the recommendation of the HELS and assists Council in achieving its job targets as identified in the Western City District Plan - Planning Priority W11 as outlined in this report.

The Hawkesbury Local Planning Panel provided advice on the matter, and considered that the planning proposal has strategic and site specific merit, and recommended that Council forward the planning proposal to the Department of Planning and Environment, requesting a Gateway Determination.

It is recommended that Council support the preparation of a planning proposal to amend the Hawkesbury Local Environmental Plan (LEP) 2012 to allow development of the subject site for general industrial purposes. Further, that the planning proposal be forwarded to the Greater Sydney Commission/Department of Planning and Environment requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

## **Planning Decision**

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

## **RECOMMENDATION:**

That Council:

- 1. Note the advice provided by the Hawkesbury Local Planning Panel on the matter.
- 2. Support the preparation of a planning proposal to amend the Hawkesbury Local Environmental Plan (LEP) 2012 to allow development of the subject site for general industrial purposes as follows:
  - a) Amend the Land Zoning Map to change the current RU4 Primary Production Small Lots zoning of the subject site to IN1 General Industrial.

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- b) Amend the Height of Buildings Map to remove the current 10m maximum permissible height provision currently applying to the subject site.
- c) Amend the Lot Size Map to remove the current 2ha minimum lot size provision currently applying to the subject site.
- 3. The planning proposal be forwarded to the Greater Sydney Commission/the Department of Planning and Environment, requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

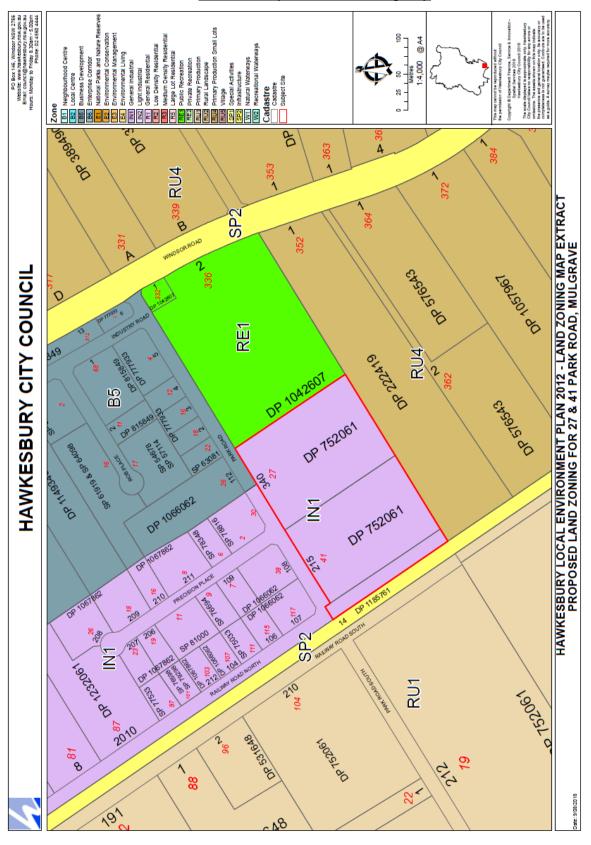
# **ATTACHMENTS:**

- AT 1 Proposed Land Zoning Map
- AT 2 Proposed Lot Size Map
- AT 3 Proposed Height of Buildings Map

# **SECTION 3 – Reports for Determination**

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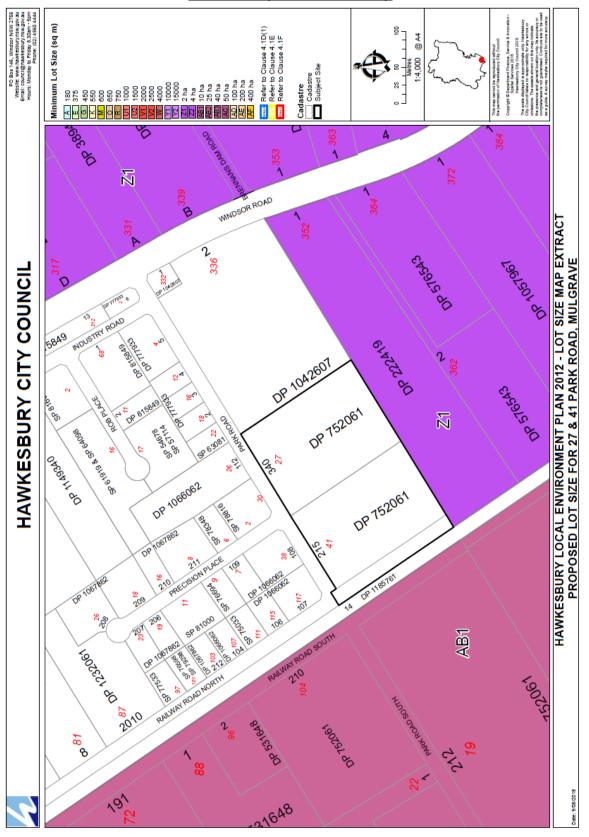
# AT - 1 Proposed Land Zoning Map



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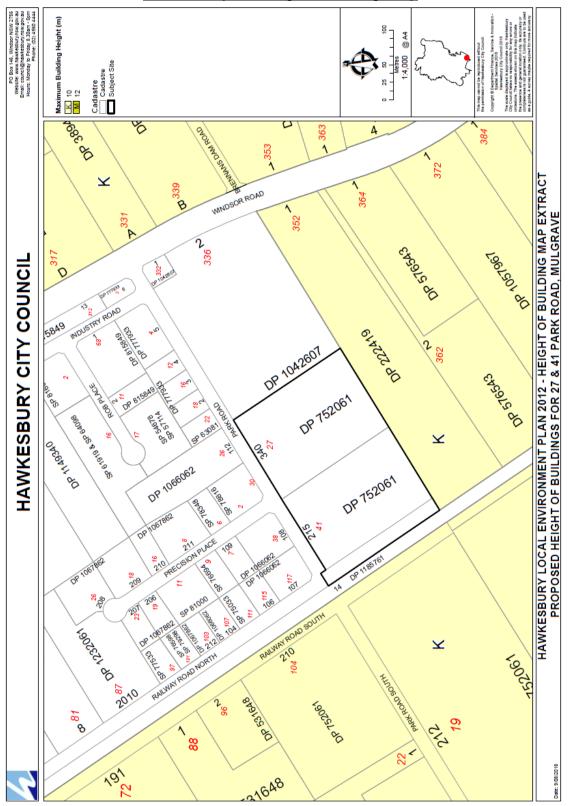
# AT - 2 Proposed Lot Size Map



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AT - 3 Proposed Height of Buildings Map



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## **SECTION 3 – Reports for Determination**

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## **GENERAL MANAGER**

Item: 270 GM - Annual Report 2017/2018 incorporating Audited Financial Statements -

(95498, 124414, 79351)

**Previous Item:** 201, Ordinary (14 November 2017)

**Directorate:** City Planning

## **PURPOSE OF THE REPORT:**

The purpose of this report is to present Council's Annual Report 2017/2018 and accompanying audited Financial Statements.

## **EXECUTIVE SUMMARY:**

The Annual Report 2017/2018 and accompanying audited Financial Statements have been prepared in accordance with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005.* 

Council is required to prepare an Annual Report and audited Financial Statements each year.

This report and statements are a statutory requirement and must be submitted to the Office of Local Government by 30 November 2018.

It is recommended that this Report and Financial Statements be received and noted, additionally, that they be forwarded to the Office of Local Government, and be made available on Council's website by 30 November 2018.

## **RECOMMENDATION SUMMARY:**

That Council's Annual Report 2017/2018 and accompanying audited Financial Statements be received and noted.

## **REPORT:**

## **Context and Background**

The Local Government Act 1993 (the Act) requires that by 30 November each year Council must prepare an Annual Report. The main purpose of the Annual Report is for Council to report on its achievements in implementing its four year Delivery Program. To do this, a report on the achievement of the actions identified in Council's Operational Plan for the relevant financial year is used to inform the Annual Report.

Figure 1 below highlights the structure and interrelated nature and linkages of plans in the Local Government Planning and Reporting Framework, and where the Annual Report sits in that Framework.

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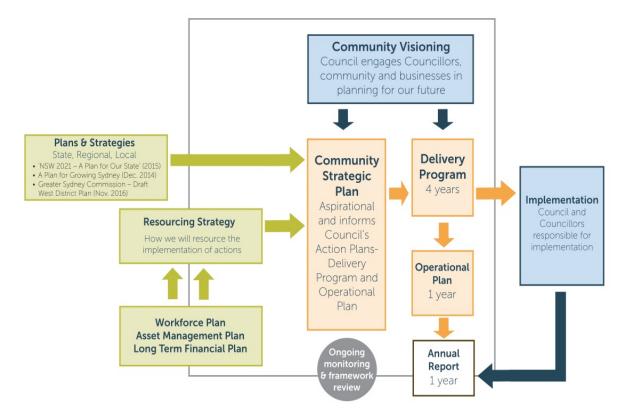


Figure 1: Local Government Planning and Reporting Framework

The Act also requires that audited Financial Statements accompany the Annual Report. The Annual Report and accompanying Statements are a statutory requirement and must be submitted to the Office of Local Government by 30 November 2018.

The Annual Report is one of the key points of accountability between a Council and its community. It is not a report to the Office of Local Government or the NSW Government, it is a report to the community. The Annual Report focuses on Council's implementation of the Delivery Program and Operational Plan because these are the plans that are wholly Council's responsibility. The report also includes information that is prescribed by the *Local Government (General) Regulation 2005*. This information has been included in the Regulation because the NSW State Government believes that it is important for community members to know about it in order to help their understanding of how Council has been performing both as a business entity and as a community leader.

Following is a summary of the requirements of Section 404 of the Act:

- Council must prepare an Annual Report within five months of the end of the financial year i.e.
   30 November
- the report must outline Council's achievements in implementing its Delivery Program
- the report must contain Council's audited Financial Statements and Notes, and any information required by the Regulation or the Guidelines
- a copy of the report must be posted on Council's website and provided to the Minister for Local Government.

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Clause 217 of the *Local Government (General) Regulation 2005* requires the following information to be included in the Annual Report:

- details of overseas visits by councillors and council staff
- details of mayoral and councillor fees, expenses and facilities
- contracts awarded by Council
- amounts incurred in relation to legal proceedings
- private works and financial assistance
- details of external bodies, companies and partnerships
- details of the General Manager's total remuneration
- details of the total expenditure on Senior Staff remuneration
- information on stormwater levies and charges
- information on companion animals management
- a statement of the activities undertaken by Council to implement its equal employment opportunity management plan.

# Detailed History, including previous Council decisions

Council is reporting on the 2017/2018 Operational Plan based on the Focus Areas associated with the adopted Hawkesbury Community Strategic Plan 2017-2036.

The following table provides a summary of progress in delivering the actions from the adopted Delivery Program 2017-2021, and Council's achievements and challenges in 2017-2018, which is reporting on the first year of Council's four year Delivery Program.



2017-2036

Results			Our Achievements in 2017-2018	Challenges in 2017 - 2018
Completed Partially Completed Not Completed	*	51 17 0	1. Extensive engagement with the community in 2017-2018 including the 'Connecting with Our Community consultation across 8 towns and villages using an increased range of communication tools.  2. Progressed Council's 'Fit for the Future' plan based on the revised 20 strategies that Council submitted to the Office of Local Government.  3. Managed and maintained over 50 services and facilities for the community and maintained partnerships to successfully manage resources and funding with a range of organisations including:  a) YMCA Hawkesbury Oasis facilities b) Peppercorn Services Inc. c) Hawkesbury Sports Council d) a range of community and financial partnerships.  4. High level compliance (94%) with all statutory planning and reporting requirements.	<ol> <li>Implementing regionally significant projects such as the Hawkesbury River Foreshore Investigation Area.</li> <li>Advancing affordable Housing Partnerships to develop a range of strategies and models to house our diverse community.</li> <li>Delivering sustainable services and facilities within our means.</li> <li>Working with State and Federal agencies to deliver key safety outcomes such as the Hawkesbury Nepean Flood Risk Management Strategy.</li> </ol>

# **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018



# The Hawkesbury 2036... It's Our Future **Our Community**

2017-2036

Results		Our Achievements in 2017-2018	Challenges in 2017 - 2018		
Completed Partially Completed Not Completed	27 19 0	Completed the Hawkesbury Homelessness Action Plan 2017, 2 crime prevention projects, 3 anti-bullying initiatives, 4 road safety projects, and progress on other action plans.      Allocated \$82,428 under the 2017/18 Community Sponsorship Program.      Responded to 502 requests for maintenance to improve halls and community centres for community groups.      Supported active volunteering with RFS and SES, Bushcare groups, Clean-up Australia day, Cultural Services volunteers, and other groups through site management, resources, and other specific requests for support.	Implementing flood, fire, and other natural disaster management plans in partnership with other levels of government and community agencies.     Supporting community groups and agencies in a competitive environment with resource constraints.		



# The Hawkesbury 2036... It's Our Future **Our Environment**

2017-2036

Results	Our Achievements in 2017-2018	Challenges in 2017 - 2018		
Completed  Partially Completed  Not Completed  **  **  **  **  **  **  **  **  **	tonnes of material.	<ol> <li>Setting and maintaining higher environment standards within current resources.</li> <li>Working with other agencies and levels of government to collaborate better in caring for our environment.</li> <li>Continued benchmarking and full implementation of a strategic Waste Management Strategy.</li> </ol>		



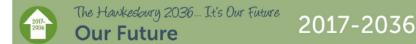
# The Hawkesbury 2036... It's Our Future 2017-2036

# **Our Assets**

Results			Our Achievements in 2017-2018		Challenges in 2017 - 2018		
Completed	1	30	Worked with RMS and provided input to projects such	1.	Establishing partnerships with state agencies and		
Partially Completed	-	3	as Richmond to North Richmond upgrade, Windsor		finding funding for a Transport Strategy for the		
			Bridge, HCC Traffic Study and other projects as		Hawkesbury.		
Not Completed	SC	0	required.	2.	Ensuring that all agencies and levels of government are		
			Co-ordinated the implementation of the Hawkesbury		playing their part in linking roads, transport, and		
			Mobility Plan.		telecommunication services to the Hawkesbury.		
			Provided passive and recreational places and spaces				
			for people to meet including Library Action Plan				
			upgrades, and 8,700 people who used the Deerubbin				
			Centre Community Rooms, with 254 bookings				
			managed by Library staff.				
			4. Continued to maintain our vast network of local roads,				
			bridges, kerb and gutter, footpaths and street signage.				

## **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018



Results	Our Achievements in 2017-2018	Challenges in 2017 - 2018
Completed   Partially Completed   Not Completed   3	1. Extensive community consultation occurred during the reporting period including Investing in Your Future, 2017 Community Survey and Building Hawkesbury's Future.  2. Continued to operate the Visitors Information Centre to maintain Level 2 accreditation.  3. Master-planning processes for the Richmond and Windsor Town Centre revitalisation has commenced in conjunction with the Town Centres Master Plan Project Group and Place Score Care Factor and Place Assessment completed.  4. Implemented 8 priority Actions of the Upper Hawkesbury River Estuary Coastal Zone Management Plan Strategic including grant applications and support bushcare with revegetation works.  5. \$15 million Liveability fund included in City Deal to fund Town Centre improvements. \$200,000 contribution received from Windsor RSL to fund activation of vacant premises. Contributions also received from Windsor RSL, Crowne Plaza, Hawkesbury Raceclub and Richmond Club towards local events.	Implementation of Fit For The Future Strategies have continued. The primary strategy being a Special Rate Variation was approved by IPARTand adopted by Council as part of the 2018/2019 Operational Plan.     Planning for growth and change by preparation of a Rural Land Strategy, and reviewing the Hawkesbury Employment Lands and Hawkesbury Residential Land Strategies.

## Policy considerations

Council's Annual Report 2017/2018 addresses the requirements of the of the Local Government Act 1993 and Local Government (General) Regulation 2005 and other acts and regulation as required by the Office of Local Government under their Integrated Planning and Reporting requirements for local councils in New South Wales.

## Consultation

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy, although the Annual Report provides details of community engagement undertaken by Council throughout 2017/2018.

# Conformance to the Hawkesbury Community Strategic Plan 2017-2036

Conformance to the Hawkesbury Community Strategic Plan 2017-2036

The proposal is consistent with the following Focus Areas, Directions and Strategies within the CSP.

## Our Leadership

- 1.1 Local Leadership and effective governance Provide representative, responsive and accountable governance.
  - 1.1.1 Council's elected leaders will actively connect and collaborate with the community.
- 1.3 Financial Sustainability Build strong financial sustainability for now and future generations.
  - 1.3.1 In all of Council's strategies, plans and decision making there will be a strong focus on financial sustainability.
  - 1.3.2 Meet the needs of the community now and into the future by managing Council's assets with a long-term focus.
  - 1.3.3 Decisions relating to determining priorities will be made in the long term interests of the community.

## **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

## Our Future

- 5.1 Strategic Planning Governance
  - 5.1.1 Council's planning is integrated and long term.
  - 5.1.2 Council's decision making on all matters is transparent, accessible and accountable.
  - 5.1.3 Council will continually review its service provision to ensure best possible outcomes for the community.
  - 5.1.5 The needs of our community will be reflected in Local, State and Regional Plans.

## **Discussion**

Council is requested to consider and note the attached Annual Report 2017/2018 and accompanying audited Financial Statements.

## **Financial Implications**

There are no financial implications directly applicable to this report.

## Fit For The Future Strategy Considerations

The Annual Report 2017/2018 addresses the 20 expenditure and revenue measures in Council's Fit For The Future Improvement Plan and reports progress to date in achieving those targets.

## Conclusion

The aim of this report is to present Council's Annual Report 2017/2018 and accompanying audited Financial Statements which have been prepared in accordance with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

The Annual Report is one of the key points of accountability between a Council and its community and the Annual Report 2017/2018 outlines Council's achievements in implementing the annual Operational Plan and four year Delivery Program which sit under the Hawkesbury Community Strategic Plan 2017-2036.

The *Local Government Act 1993* requires that Council must prepare an Annual Report by 30 November each year with a copy posted on Council's website and provided to the Minister for Local Government.

## **RECOMMENDATION:**

## That:

- Council's Annual Report 2017/2018 and accompanying audited Financial Statements be received and noted, and a copy forwarded to the Office of Local Government by 30 November 2018.
- The Annual Report 2017/2018 and accompanying audited Financial Statements be made available on Council's website by 30 November 2018.

# **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

# **ATTACHMENTS:**

- AT 1 Annual Report 2017/2018 (Distributed Under Separate Cover)
- AT 2 General Purpose and Special Purpose Financial Statements and Special Schedules for the period ending 30 June 2018 (Distributed Under Separate Cover)

0000 END OF REPORT O000

## **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

#### SUPPORT SERVICES

Item: 271 SS - General Purpose Financial Statements and Special Purpose Financial

Statements for the year ended 30 June 2018 - (95496)

**Previous Item:** 239, Ordinary (25 September 2018)

**Division:** Support Services

## **PURPOSE OF THE REPORT:**

The purpose of this report is to submit the 2017/2018 General Purpose Financial Statements and Special Purpose Financial Statements for the period ended 30 June 2018 (2017/2018 Financial Statements) to Council, in accordance with the requirements of the Local Government Act, 1993 (the Act).

## **EXECUTIVE SUMMARY:**

Council's 2017/2018 Financial Statements have now been completed, audited and advertised in accordance with the Act. The Report on the Conduct of the Audit expressing an unmodified audit opinion has been received from The NSW Audit Office and is contained with the 2017/2018 Financial Statements, which are available for inspection by Councillors and the community.

Representatives from both The NSW Audit Office and PricewaterhouseCoopers will be in attendance at the meeting, to make a presentation in respect of Council's audited 2017/2018 Financial Statements.

## **RECOMMENDATION SUMMARY:**

The report recommends that Council note the completion of the 2017/2018 Financial Statements.

#### REPORT:

## **Context and Background**

Council's 2017/2018 Financial Statements have been completed, audited and advertised in accordance with the provisions of the Act. The Report on the Conduct of the Audit expressing an unmodified audit opinion has been received from The NSW Audit Office and is contained with the 2017/2018 Financial Statements, which are available for inspection by Councillors and the community.

The Act requires that the meeting set for the presentation of the financial reports, must be at least seven days after public notice is given, and within five weeks after the Auditor's reports are given to Council. The Auditor's reports were received on 19 October 2018, and public notice was given in the Hawkesbury Courier on Thursday, 1 November 2018.

## Consultation

Public notice of the Council Meeting on 13 November 2018 has been given in the Hawkesbury Courier on Thursday, 1 November 2018. The 2017/2018 Financial Statements have been placed on exhibition from Friday, 2 November 2018, as hard copies at Council's Administration Building and on Council's website.

## **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

In accordance with Section 420(1) of the Act, any person may make a submission to Council regarding the Financial Statements or with respect to the Auditor's reports. All submissions must be in writing and will be referred to The NSW Audit Office, and Council can take such action as it considers appropriate. The closing date for submissions is Tuesday, 20 November 2018.

# Conformance to the Hawkesbury Community Strategic Plan 2017-2036

The proposal is consistent with the following Focus Area, Direction and Strategies within the CSP.

## Our Leadership

- 1.3 Financial Sustainability Build strong financial sustainability for now and future generations.
  - 1.3.1 In all of Council's strategies, plans and decision making there will be a strong focus on financial sustainability.
  - 1.3.2 Meet the needs of the community now and into the future by managing Council's assets with a long-term focus.

## **Discussion**

## **Operating Performance**

Provided below is a summary of Council's financial results for the period ended 30 June 2018.

Statement of Financial Performance	2017/2018 \$'000	2016/2017 \$'000	Movement Inc/(Dec)
Income from continuing operations	94,503	93,951	552
Expenses from continuing operations	76,217	76,285	(68)
Net Operating Result for the year	18,286	17,666	620
Capital Grants and Contributions	19,052	18,825	227
Net Operating Result before Capital Grants and Contributions	(766)	(1,159)	393

Details of revenues and expenses for 2017/2018 as compared to the previous year are as follows:

Income from continuing operations	2017/2018 \$'000	2016/2017 \$'000	Movement Inc/(Dec)
Rates and Annual Charges	52,429	49,754	2,675
User Charges and Fees	7,021	6,335	686
Interest	1,520	1,434	86
Other Operating Revenue	6,483	7,625	(1,142)
Grants and Contributions – Operating	7,694	9,591	(1,897)
Grants and Contributions – Capital	19,052	18,825	227
Profit from Joint Venture Equity	304	387	(83)
Total Income from Continuing Operations	94,503	93,951	552

# **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

Expenses from continuing operations	2017/2018 \$'000	2016/2017 \$'000	Movement Inc/(Dec)
Employee costs	27,013	26,092	921
Borrowing costs	364	358	6
Materials and Contracts	17,690	18,982	(1,292)
Depreciation and Amortisation	19,485	18,594	891
Other Expenses	11,390	11,839	(449)
Revaluation Decrement	178	0	178
Loss on Sale of Assets	97	420	(323)
Total Expenses from Continuing Operations	76,217	76,285	(68)

## **Balance Sheet**

The Balance Sheet discloses the assets, liabilities and equity of Council. The table below displays Council's reported Balance Sheet as at 30 June 2018.

Statement of Financial Position	2017/2018 \$'000	2016/2017 \$'000	Movement Inc/(Dec)
Current Assets	66,001	51,537	14,464
Non-Current Assets	1,009,358	953,868	55,490
Total Assets	1,075,359	1005,405	69,954
Current Liabilities	21,310	18,886	2,424
Non-Current Liabilities	9,459	7,681	1,778
Total Liabilities	30,769	26,567	4,202
Net Assets	1,044,590	978,838	65,752
Equity	1,044,590	978,838	65,752

# **Performance Indicators**

Council's financial statements disclose a number of financial indicators, which are detailed below:

Financial Performance Indicator	June 2018	June 2017
Operating Performance Ratio	-3.97%	-6.61%
Own Source Operating Revenue Ratio	70.96%	68.44%
Unrestricted Current Ratio	2.93	3.30
Debt Service Ratio	13.37x	11.54x
Rates, Annual Charges, Interest and Extra Charges Outstanding Percentage	5.63%	5.46%
Cash Expense Cover Ratio	12.4mths	8.91mths
Buildings and Infrastructure Renewals Ratio	65.45%	131.91%

## **SECTION 3 – Reports for Determination**

Meeting Date: 13 November 2018

## Interpretation of Financial Results

Council's operating result improved from a surplus of \$17.7 million in 2016/2017 to \$18.3 million in 2017/2018. The net operating result before capital grants and contributions was a deficit of \$0.8 million in 2017/2018, compared to a \$1.1 million deficit in 2016/2017.

Council's cash and current investments increased from \$44.6 million to \$58.8 million during the reporting period, and included restricted and unrestricted funds.

Council's Unrestricted Current Ratio at 30 June 2018 is 2.93, which declined, but remained significantly above the accepted industry benchmark of 1.5. The Debt Service Ratio was 13.37 and remains better than the accepted industry benchmark of 2. This is due to Council's borrowings decreasing by \$0.9M after repayments during the year.

The Own Source Operating Revenue Ratio improved, up to 70.96% as against 68.4% for 2016/2017. This reflects increases in revenues from rates and annual charges, user charges and fees and interest income.

The Rates Outstanding Ratio increased to 5.63% of collectables. Council's Debt Recovery Policy allows for ratepayers to enter into a payment arrangement with Council, and also has special provisions limiting debt recovery action taken in regard to amounts outstanding by pensioners. These Policy provisions restrict debt recovery action to some extent and result in a higher ratio than would otherwise be the case. Whilst the ratio is higher than the accepted industry benchmark of 5%, the exclusion of amounts on payment arrangements and amounts owed by pensioners, results in this ratio being 2.02%, which is better than the benchmark.

The Buildings and Infrastructure Renewals Ratio indicates that infrastructure assets are being renewed at 65% of the rate at which they are depreciating. This reflects that an improved level of investment in assets renewals is required, in order to reduce the Council's current infrastructure backlog. As tabled in Special Schedule 7 within the Financial Statements, it is estimated that Council needs to spend over \$17 million to bring its assets back to the standard, and an annual maintenance requirement of \$19.4 million compared with the current funding of \$17.2 million. Strategies are in place to ensure the infrastructure backlog is reduced, including an accelerated asset renewal program partly funded by an Infrastructure Borrowings program over the next seven years.

Council's financial position for the period ended 30 June 2018 is considered to be sound and stable. In order to ensure Council remains financially sustainable, Council has a Long Term Financial Plan that encompasses 20 strategies. It is vital that these strategies continue to be implemented.

## **Financial Implications**

There are no financial implications applicable to this report.

## Fit For The Future Strategy Considerations

The subject of this report does not directly align with a specific FFTF Strategy, but does provide an overview on the financial performance of 2017/2018, which does impact on the overall FFTF objectives, being to attain financial sustainability and meet all FFTF benchmarks by 2020/2021.

## Conclusion

Council's 2017/2018 Financial Statements have been completed, audited and advertised in accordance with the provisions of the Act. The Report on the Conduct of the Audit expressing an unmodified audit opinion has been received from The NSW Audit Office and is contained with the 2017/2018 Financial Statements, which are available for inspection by Councillors and the community.

# SECTION 3 – Reports for Determination

Meeting Date: 13 November 2018

## **RECOMMENDATION:**

## That Council:

- 1. Note the completion of the General Purpose and Special Purpose Financial Statements and Special Schedules for the period ended 30 June 2018.
- 2. Thank the representatives from The NSW Audit Office and PricewaterhouseCoopers, for their presentation in respect of Council's audited 2017/2018 Financial Statements.

# **ATTACHMENTS:**

**AT - 1** General Purpose Financial Statements and Special Purpose Financial Statements for the year ended 30 June 2018 (distributed under separate cover).

000O END OF REPORT O000

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

ordinary

section

reports of committees

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

## **SECTION 4 – Reports of Committees**

Item: 272 ROC - Waste Management Advisory Committee - 3 October 2018 - (124414,

95249)

**Directorate:** City Planning

## PURPOSE OF THE REPORT:

The purpose of this report is to present the Minutes of the Waste Management Advisory Committee Meeting, held on 3 October 2018.

## **RECOMMENDATION SUMMARY:**

A number of matters contained within the Minutes of the 3 October 2018 Meeting have policy or financial implications to Council, and as such require specific consideration by Council.

Items 1, 2 and Part (h) in the General Business Section require specific consideration by Council as they have policy or financial implications.

All other matters raised in General Business have no policy or financial implications for Council and are presented for information only.

## **REPORT:**

The Committee considered staff reports on a range of matters as shown in the attached minutes (Attachment 1). The following are matters that require specific consideration by Council.

## Item 1: Investigation into a Repair and Reuse Facility

This report responds to a Council Resolution from the Ordinary Meeting held on 29 August 2017, seeking an investigation into a Recycling or Rehoming Centre for unwanted household goods where Council resolved:

"That Council prepare a report which investigates the feasibility and options of Council establishing or facilitating a recycling/ rehoming facility for unwanted household items, including clothing, shoes and similar personal items, which are in fair, reasonable and usable condition for depositing, collection and removal by Hawkesbury residents wishing to reuse, recycle, rehome, repair and rework such items."

The report detailed the preliminary investigations into the existing reuse and repair network within the Hawkesbury LGA and opportunities for facilitating the establishment of a rehoming/recycling facility. It was found that there are a large number of formal businesses, charities and organisations as well as informal groups and individuals that are currently undertaking reuse, repair and upcycling in the Hawkesbury.

The report also outlined the potential opportunities to consider the facilitation of further reuse and repair in the Hawkesbury via a permanent centre. It was recommended that Council undertake further research and analysis to determine whether a permanent reuse and repair centre would meet the needs of the community and build on the foundations of the existing reuse and repair network in the Hawkesbury and not compete with individual sections of that network.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

#### Discussion

- Ms McGregor from the Hawkesbury Environment Network provided a presentation to the Committee on research into the existing repair and reuse network that exists in the Hawkesbury.
- The presentation highlighted that there are currently 83 repair and reuse businesses in the Hawkesbury area. The need to nurture 'unofficial menders of goods' and work with the existing network was emphasised, including the need for a platform that could include:
  - Airtasker (online platform enabling users to outsource tasks) already exists.
  - Community database/directory on Council's website already exists.
  - Facebook has 21,000 members using 'buy, sell and swap' this could be expanded to include repairers.
- Consideration of a (physical) permanent shop arrangement would require further investigation.
- It was advised the reuse shed at Council's Waste Management Facility has been open for five months. Between May and September 2018, figures for the reuse shed show that there were 115 reuse transactions, totalling 12.84 tonnes.
- It was asked if an official launch of the reuse shed could be made, however, as it is not formally staffed, a 'soft' campaign would be more appropriate.
- A further report will be brought back to the next meeting. Given the Committee meets two times per year, it was determined to schedule the next WMAC meeting earlier in 2019 (February in lieu of March).

Following consideration of the matter, the Committee resolved as follows:

## "That Council:

- Work towards facilitating further, reuse, repair and upcycling in the community through already established local businesses and organisations operating in this space. This will involve the creation of a free online public database on Council's website which lists all these individuals, businesses and organisations.
- 2. Undertake further research and analysis to determine the resource recovery outcomes, as well as how materials would be sourced, how the sale of items would operate and the impact of reuse/ repair centre on existing reuse/ repair services provided by businesses, organisations and individuals.
- 3. Further explore the expansion of the reuse site either at the landfill or elsewhere.
- Run a specific publicity campaign associated with the existing reuse networks and reuse shed."

## Item 2: Waste Education Updates

## Discussion

- An outline of the extensive Waste Education Programs run by Council was provided.
- Council will be running its first Second Hand Saturday Event on 17 November 2018 during National Recycling Week. The event will allow the community to sell their unwanted items and prevent them from ending up in landfill.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

The online platform has been developed to allow the community to register their garage sale with Council who will then promote their garage sale on Council's website. Buyers can then view all the garage sales listed across the Hawkesbury.

- The Compost Hub Program launched by the Blue Mountains Council was discussed. The Program was being trialled and targets households that are not composting, via an online interactive platform.
  - Staff will investigate further and will contact the Blue Mountains Council to obtain more information in relation to the Program to bring back to the Committee for further discussion.
- It was highlighted that Council should review how Penrith Council's Food Organics Program
  operates and where the compost is used. Additionally the need to increase the demand for
  compost through social media, Hawkesbury Vegge Barter etc. was raised.
- SUEZ Organics has products accredited to the AS 4454 Australian Standard. Council's facility cannot meet that standard and does not have the scale to compost - 50,000 tonnes is needed.

Following consideration of these matters, the Committee resolved as follows:

## "That:

- 1. The report regarding the update on specific projects be received and noted.
- 2. Council investigate the outcomes of the Penrith Food Organics Program and where compost that is generated is used and investigate ways in which to increase demand and use for compost produced by Hawkesbury Council."

## **Matters Raised in General Business**

## Part (h) - Extra Appointments to the Waste Management Advisory Committee

During discussion in General Business, it was recommended that extra appointments be made to the Committee. It was suggested that Courtney McGregor from the Hawkesbury Environmental Network (HEN) and a student from the Sustainability Agriculture and Food Security course at Western Sydney University be appointed to the Committee.

Following consideration of the matter, the Committee resolved as follows:

## "That:

- 1. The Constitution for the Waste Management Advisory Committee be amended to provide for an additional appointment to the Committee from the Hawkesbury Environment Network.
- A student representative from the Western Sydney University be invited to join the Committee."

Section 5 (iii) of the Committee's Constitution allows for up to three (3) representatives from the University of Western Sydney. However, to the enable an additional appointment to the Committee from a local environmental network/organisation, the Constitution of the Committee would need to be amended and appropriate Expression of Interest process undertaken to ensure transparency.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

#### RECOMMENDATION:

#### That:

- The Minutes of the Waste Management Advisory Committee Meeting held on 3 October 2018 be received and noted.
- 2. Council endorse the Committee Recommendation in respect of Item 1, namely:

## "That Council:

- 1. Work towards facilitating further, reuse, repair and upcycling in the community through already established local businesses and organisations operating in this space. This will involve the creation of a free online public database on the Council website which lists all these individuals, businesses and organisations.
- 2. Undertake further research and analysis to determine the resource recovery outcomes, as well as how materials would be sourced, how the sale of items would operate and the impact of reuse/ repair centre on existing reuse/ repair services provided by businesses, organisations and individuals.
- 3. Further explore the expansion of the reuse site either at the landfill or elsewhere.
- Run a specific publicity campaign associated with the existing reuse networks and reuse shed."
- Council endorse the Committee Recommendation in respect of Item 2, namely:

#### "That:

- 1. The report regarding the update on specific projects be received and noted.
- 2. Council investigate the outcomes of the Penrith Food Organics Program and where compost that is generated is used and investigate ways in which to increase demand and use for compost produced by Hawkesbury Council."
- 4. In respect to the Committee's Recommendation in part (h) of the General Business items, Council:
  - a) Invite a student representative(s) from the Western Sydney University to join the Waste Management Advisory Committee.
  - b) Amend the Constitution for the Waste Management Advisory Committee to provide for an additional appointment to the Committee from a local environmental network/organisation, and call for Expressions of Interests from appropriately qualified candidates.

## **ATTACHMENTS:**

AT - 1 Minutes of the Waste Management Advisory Committee held on 3 October 2018

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

## AT - 1 Minutes of the Waste Management Advisory Committee

## held on 3 October 2018

The meeting commenced at 4:02pm.

**Present:** Councillor Mary Lyons-Buckett, Chairperson

Councillor Danielle Wheeler, Deputy Chairperson Councillor John Ross, Hawkesbury City Council Councillor Paul Rasmussen, Hawkesbury City Council

Mr Eric Brocken, Community Representative Mr William Sneddon, Community Representative

**Apologies:** Mr Ramiz Younan, Hawkesbury City Council

In Attendance: Ms Linda Perrine, Hawkesbury City Council

Mr Jeff Organ, Hawkesbury City Council Mr Andrew Kearns, Hawkesbury City Council Mr Oliver Bradshaw, Hawkesbury City Council Mr Justin Murphy, Hawkesbury City Council

Ms Courtney McGregor, Hawkesbury Environment Network (HEN) Ms Robyn Kozjak - Minute Secretary, Hawkesbury City Council

#### REPORT:

The Chair opened the meeting and welcomed Ms McGregor from the Hawkesbury Environment Network (HEN) who was in attendance to present to the Committee on research into the existing repair and reuse network that exists in the Hawkesbury (the topic for discussion at Item 1).

4:03pm - Councillor Wheeler arrived at the meeting

4:04pm - Councillor Ross arrived at the meeting

**RESOLVED** on the motion of Mr Sneddon and seconded by Councillor Wheeler that the apology be accepted.

## **CONFIRMATION OF MINUTES**

**RESOLVED** on the motion of Mr Sneddon and seconded by Councillor Wheeler that the Minutes of the Waste Management Advisory Committee held on the 21 March 2018, be confirmed.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

## Attendance Register of Waste Management Advisory Committee

Member	03/10/18		
Councillor Mary Lyons-Buckett	1		
Councillor Danielle Wheeler	1		
Councillor Paul Rasmussen	✓		
Councillor John Ross	✓		
Mr Bill Sneddon	✓		
Mr Eric Brocken	✓		
Prof. Basant Maheshwari	X		

A = Formal Apology

√ = Present

x -= Absent - no apology

## **SECTION 3 - Reports for Determination**

Item: 1 WMAC - Investigation into a Repair and Reuse Facility - (95249, 124414)

Previous Item: NM2, Ordinary (29 August 2017)

**Directorate:** City Planning

## DISCUSSION:

- Ms McGregor provided a presentation to the Committee on research into the existing repair and reuse network that exists in the Hawkesbury.
- The presentation highlighted that there are currently 83 repair and reuse businesses in the Hawkesbury area. The need to nurture 'unofficial menders of goods' and work with the existing network was emphasised, including the need for a platform that could include:
  - Airtasker (online platform enabling users to outsource tasks) already exists.
  - Community database/directory on Council's website already exists.
  - Facebook has 21,000 members using 'buy, sell and swap' this could be expanded to include repairers.
- Consideration of a (physical) permanent shop arrangement would require further investigation.
- It was advised the reuse shed at Council's Waste Management Facility has been open for five months. Between May and September 2018, figures for the reuse shed show that there were 115 reuse transactions, totalling 12.84 tonnes.
- It was asked if an official launch of the reuse shed could be made, however, as it is not formally staffed, a 'soft' campaign would be more appropriate.
- A further report will be brought back to the next meeting. Given the Committee meets two times per year, it was determined to schedule the next WMAC meeting earlier in 2019 (February in lieu of March).

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

#### RECOMMENDATION TO COMMITTEE:

- 1. That Council work towards facilitating further, reuse, repair and upcycling in the community through already established local businesses and organisations operating in this space. This will involve the creation of a free online public database on the Council website which lists all these individuals, businesses and organisations.
- 2. That Council undertake further research and analysis to determine the resource recovery outcomes, as well as how materials would be sourced, how the sale of items would operate and the impact of reuse/ repair centre on existing reuse/ repair services provided by businesses, organisations and individuals.

## **MOTION:**

RESOLVED on the motion of Mr Sneddon, seconded by Councillor Wheeler.

#### Refer to COMMITTEE RECOMMENDATION

## **COMMITTEE RECOMMENDATION:**

#### That Council:

- Work towards facilitating further, reuse, repair and upcycling in the community through already
  established local businesses and organisations operating in this space. This will involve the
  creation of a free online public database on Council's website which lists all these individuals,
  businesses and organisations.
- 2. Undertake further research and analysis to determine the resource recovery outcomes, as well as how materials would be sourced, how the sale of items would operate and the impact of reuse/ repair centre on existing reuse/ repair services provided by businesses, organisations and individuals.
- Further explore the expansion of the reuse site either at the landfill or elsewhere.
- Run a specific publicity campaign associated with the existing reuse networks and reuse shed

## **SECTION 4 - Reports for Information**

Item: 2 WMAC - Waste Education Projects Update - (95249, 124414)

**Directorate:** City Planning

## DISCUSSION:

- An outline of the extensive programs run by Council was provided.
- Council will be running its first Second Hand Saturday Event on 17 November 2018 during National Recycling Week. The event will allow the community to sell their unwanted items and prevent them from ending up in landfill.

The online platform has been developed to allow the community to register their garage sale with Council who will then promote their garage sale on the Council website. Buyers can then view all the garage sales listed across the Hawkesbury.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

5:15pm - Mr Organ left the meeting

5:30pm - The Chair left the meeting and the Deputy Chair presided over the remainder of the meeting.

- The Compost Hub Program launched by the Blue Mountains Council was discussed. The Program was being trialled and targets households that are not composting, via an online interactive platform.
  - Staff will investigate further and will contact the Blue Mountains Council to obtain more information in relation to the Program to bring back to the Committee for further discussion.
- It was highlighted that Council should review how Penrith Council's Food Organics Program
  operates and where the compost is used. Additionally the need to increase the demand for
  compost through social media, Hawkesbury Vegge Barter etc. was raised.
- SUEZ Organics has products accredited to the AS 4454 Australian Standard. Council's facility cannot meet that standard and does not have the scale to compost - 50,000 tonnes is needed.

## **RECOMMENDATION TO COMMITTEE:**

That the report regarding the update on specific projects be received and noted.

#### MOTION:

RESOLVED on the motion of Mr Sneddon, seconded by Councillor Rasmussen.

## Refer to COMMITTEE RECOMMENDATION

## **COMMITTEE RECOMMENDATION:**

## That:

- 1. The report regarding the update on specific projects be received and noted.
- Council investigate the outcomes of the Penrith Food Organics Program and where compost that is generated is used and investigate ways in which to increase demand and use for Council's compost produced.

## **SECTION 5 - General Business**

- (a) Discussion occurred on the 'life' of the Waste Management Facility and it was outlined that options for waste management in the future are being investigated.
- (b) The need for a waste session for businesses was discussed and the development of an industrial ecology network.
- (c) Council's Asbestos Policy was adopted on 28 August 2018. A campaign in relation to the responsible management of asbestos will be undertaken, including on social media.
- (d) Windsor CBD collection services have been changed from Monday night to Wednesday due to extended periods in which the bins were on the street causing nuisance, being parking and odours.

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

(e) The Sewerage Treatment Plant at McGraths Hill and its potential to be a more viable operation in regards to food production tourism was raised. It is considered to be an asset to the community.

The matter will be discussed in more detail at the next meeting.

- (f) A request for an update on negotiations with Western Sydney University was made regarding the Waste Management Facility site. Further follow up and an update will be provided to the Committee.
- (g) "Rethinking Cement Beyond Zero Emissions" report was tabled and brought to the Committee's attention. Cement production is the biggest industrial producer of emissions. The report offers a suite of alternative solutions to consider.
- (h) Councillor Wheeler recommended that extra appointments be made to the Committee. It was suggested that Courtney McGregor (HEN) and a student from the Sustainability Agriculture and Food Security course at Western Sydney University be appointed to the Committee.

## MOTION:

RESOLVED on the motion of Councillor Wheeler, seconded by Councillor Rasmussen.

## Refer to COMMITTEE RECOMMENDATION

#### COMMITTEE RECOMMENDATION:

That:

- 1. The Constitution for the Waste Management Advisory Committee be amended to provide for an additional appointment to the Committee from the Hawkesbury Environment Network.
- 2. A student representative from the Western Sydney University be invited to join the Committee.

The meeting closed at 6:20pm.

0000 END OF REPORT O000

## **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

Item: 273 ROC - Environmental Sustainability Advisory Committee - 17 September 2018 -

(124414, 126363)

**Directorate:** City Planning

#### PURPOSE OF THE REPORT:

The purpose of this report is to present the Minutes of the Environmental Sustainability Advisory Committee Meeting held on 17 September 2018.

#### RECOMMENDATION SUMMARY:

A number of matters contained within the Minutes of the 17 September 2018 Meeting have policy or financial implications to Council, and as such require specific consideration by Council.

Item 1 and Parts (e), (i) and (j) in the General Business Section require specific consideration by Council as they have policy or financial implications.

Items 2, 3, 4 and 5, and all other matters raised in General Business have no policy or financial implications for Council and are presented for information only.

## REPORT:

## Discussion

The Committee considered staff reports on a range of matters as shown in the attached minutes (Attachment 1). The following are matters that require specific consideration by Council.

# Item 1: South Sydney Regional Organisation of Councils (SSROC) "Our Energy Future" Program and Solar Roll Out for Residents

A member of the Environmental Sustainability Advisory Committee recently raised the matter of South Sydney Regional Organisation of Councils (SSROC) having an energy saving program that could be worth considering.

The program is known as "Our Future Energy" which is a free service provided by SSROC and member Councils that offers up-to-date and impartial energy efficiency and renewable energy advice to support households, businesses, schools, community organisations and Council staff.

"Our Energy Future" operates with financial support from two streams being:

- a. Councils through annual membership subscription and payment for services which starts at \$12,500 per annum for the basic program.
- b. A management fee from selected suppliers of products and services.

The income goes directly towards supporting the operational costs of the program, which enables the continued uptake of renewable energy and energy efficiency in New South Wales.

The service includes a helpline (1300 339 915) which is open during business hours Monday to Friday, and the "Our Energy Future" website <a href="www.ourenergyfuture.org.au">www.ourenergyfuture.org.au</a> which contains information about how to save energy and renewable technologies.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

As part of the service, "Our Energy Future" offer trustworthy advice and the confidence to link customers with carefully selected suppliers of energy efficiency and renewable energy products. "Our Future Energy" only work with suppliers after conducting a thorough procurement process, so that there is confidence that only high-quality products and services are offered at a reasonable price from companies that can be trusted.

"Our Energy Future" work with the Alternative Technology Association to ensure the suppliers offer good quality products, excellent customer service, value for money and meet Australian conditions and standards.

To deliver this program, SSROC and the member Councils have partnered with Positive Charge who are owned and operated by the Moreland Energy Foundation Ltd which is a community organisation dedicated to tackling climate change.

Whether people wish to obtain a quote from one of their suppliers or not, "Our Energy Future" offers advice on a complete suite of energy efficiency and renewable energy measures. The aim is to support households, businesses etc., to reduce energy consumption and carbon emissions, whilst at the same time saving the client's money.

The Committee discussed the possibility of trialling the 'Our Energy Future' program for one year, with the following raised during discussion of this item:

- The Committee understood that the SSROC program couldn't keep up with demand which slowed the program down, but still believed the Our Energy Future program was the more comprehensive approach.
- The Committee felt the program was worth pursuing provided it reached the community.
- Concern was raised in relation to the fees (commencing at \$12,000 per annum) and it was suggested that SSROC present at a future meeting.

Following consideration of the matter, the Committee resolved as follows:

"That the Environmental Sustainability Advisory Committee and Council receive a briefing on the Southern Sydney Regional Organisation of Councils Our Energy Future Program, and other council's experiences with the program and pro rata costings,"

# **Matters Raised in General Business**

# (e) Student Placement on Environmental Sustainability Advisory Committee

It was suggested consideration be given to inviting the Western Sydney University to nominate a student placement position on the Committee.

The ESAC Constitution does provide (at 5 (iii) ) for one representative from the Western Sydney University which has not been taken up to date.

It is recommended that Council write to Western Sydney University to invite a student enrolled in studies associated with Environmental Sustainability to join the Committee.

# (i) Glyphosate - Potential Risks to Health

Concern was raised and caution issued by Committee members regarding the potential risk of using weedkillers containing glyphosate. The chemical is used in products such as 'Roundup'. A litigant in the USA has recently been successful in a multimillion dollar law suit against the manufacturers of the product and it was asked if Council could look at glyphosate alternatives for its parks maintenance.

It is recommended that a review of documented evidence be undertaken regarding this matter.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# (j) Koala Management Plan

Koala Management Plans have been developed by many councils and it was proposed that Council consider developing a Koala Management Plan.

It is recommended that the review of existing Koala Management Plans be referred for consideration in the 2019/2020 Budget process to enable appropriate funds to be allocated to this project.

# **RECOMMENDATION:**

### That:

- The Minutes of the Environmental Sustainability Advisory Committee Meeting held on 17 September 2018 be received and noted.
- 2. Council endorse the Committee Recommendation in respect of Item 1, namely
  - "That the Environmental Sustainability Advisory Committee and Council receive a briefing on the Southern Sydney Regional Organisation of Councils Our Energy Future Program, and other council's experiences with the program and pro rata costings."
- 3. In relation to Part (e) in General Business of the Minutes, Council write to Western Sydney University to invite a student enrolled in studies associated with Environmental Sustainability to join the Committee.
- 4. In relation to part (i) in General Business of the Minutes, a review of documented evidence be undertaken regarding this matter.
- 5. In relation to part (j) in General Business of the Minutes, the matter be referred for consideration in the 2019/2020 Budget process.

# **ATTACHMENTS:**

AT - 1 Minutes of the Environmental Sustainability Advisory Committee held on 17 September 2018

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# AT - 1 Minutes of the Environmental Sustainability Advisory Committee

# held on 17 September 2018

The meeting commenced at 5:06pm.

Present: Ms Olivia Leal-Walker, Chairperson

Councillor Amanda Kotlash, Deputy Chairperson Councillor Danielle Wheeler, Hawkesbury City Council

Mr David Gregory, Community Representative Ms Jennifer Moses, Community Representative Mr Eric Brocken, Community Representative

Dr Jane De Gabriel, Office of Environment and Heritage

Apologies: Nil

In Attendance: Ms Linda Perrine, Hawkesbury City Council

Mr Andrew Kearns, Hawkesbury City Council Ms Robyn Kozjak, Hawkesbury City Council

The Deputy Chair opened the meeting at 5:06pm (in the temporary absence of the Chair).

### REPORT:

# **CONFIRMATION OF MINUTES**

**RESOLVED** on the motion of Mr Brocken and seconded by Ms Moses that the Minutes of the Environmental Sustainability Advisory Committee held on the 14 May 2018, be confirmed.

# Attendance Register of Environmental Sustainability Advisory Committee

Member	27/11/17	05/02/18	14/05/18	17/09/18
Councillor Amanda Kotlash	<b>√</b>	✓	✓	✓
Councillor Danielle Wheeler	✓	✓	✓	<b>✓</b>
Ms Olivia Leal-Walker	Α	✓	✓	<b>✓</b>
Mr David Gregory	<b>√</b>	Α	✓	1
Mr Justin Hechinger - (Resigned31/01/18)	Α	-	-	-
Mr Eric Brocken - (Member as at 14/05/18)	-	-	✓	✓
Ms Jennifer Moses	<b>√</b>	✓	✓	✓
Dr Jane DeGabriel	Α	✓	✓	<b>*</b>

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

5:09pm - The Chair arrived and resumed the Chair responsibilities.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# **SECTION 3 - Reports for Determination**

Item: 1 ESAC - South Sydney Regional Organisation of Councils (SSROC) "Our

Energy Future Program and Solar Roll Out for Residents - (126363, 124414)

**Previous Item:** 2, SAC (4 September 2017)

1, SAC (27 November 2017)

**Directorate:** City Planning

### DISCUSSION:

- The Committee discussed the possibility of trialling the 'Our Energy Future' program for one year.
- The Committee understood that the SSROC program couldn't keep up with demand which slowed the program down, but still believed the Our Energy Future Program was the more comprehensive approach.
- The Committee felt the program was worth pursuing provided it reached the community.
- Concern was raised in relation to the fees (commencing at \$12,000 per annum) and it was suggested that the SSROC present at a future meeting.

# **RECOMMENDATION TO COMMITTEE:**

That the information be considered for discussion.

# MOTION:

RESOLVED on the motion of Councillor Wheeler, seconded by Councillor Kotlash.

# Refer to COMMITTEE RECOMMENDATION

That the Committee and Council receive a briefing on the South Sydney Regional Organisation of Councils Our Energy Future Program, and other council's experiences with the program and pro rata costings.

# **SECTION 4 - Reports for Information**

Item: 2 ESAC - Hawkesbury City Council Solar Program - Installation of Solar Panels

on Council Facilities - (126363, 124414)

Previous Item: 1, ESAC, (14 May 2018)

048, Ordinary (27 February 2018) 231, Ordinary (12 December 2017) 219, Ordinary (28 November 2017) NM1, Ordinary (29 August 2017) NM2, Ordinary (30 May 2017) NM3, Ordinary (13 December 2016)

**Directorate:** City Planning

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

### DISCUSSION:

- Discussion arose in relation to the solar installations scheduled for completion by February 2019 and in the absence of Council's Building Services Manager, Council's overall energy efficiency initiatives will be brought back to the next meeting.
- The Committee highlighted the volatility of Large Scale Generation Certificates (LSGC's).
- The Committee also highlighted the need for caution and to have tracking and reporting systems to download.
- The Committee questioned some of the costs involved, particularly the support costs at \$74,000.

5:49pm Ms Perrine left the meeting.

# **RECOMMENDATION TO COMMITTEE:**

That the information be received and noted.

### MOTION:

RESOLVED on the motion of Ms Leal-Walker, seconded by Mr Gregory.

### Refer to COMMITTEE RECOMMENDATION

### COMMITTEE RECOMMENDATION:

That the information be received.

Item: 3 ESAC - Update on the Collaborative Development of a Whole of Hawkesbury

River System Coastal Management Program Scoping Study - (126363, 124414)

**Previous Item:** 7, ESAC (4 September 2017)

4, ESAC (14 May 2018)

**Directorate:** City Planning

### DISCUSSION:

- An update was provided to the Committee on the status of the development of the Hawkesbury River Coastal Management Plan Scoping Study.
- An application for grant funding to undertake the Scoping Study has been submitted to the
  Office of Environment and Heritage and it is anticipated a response will be received within the
  next four to six weeks.

# **RECOMMENDATION TO COMMITTEE:**

That the information be received and noted.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

### MOTION:

RESOLVED on the motion of Councillor Kotlash, seconded by Ms DeGabriel.

# Refer to COMMITTEE RECOMMENDATION

### COMMITTEE RECOMMENDATION:

That the information be received.

Item: 4 ESAC - Hawkesbury Wetlands Workshops - (126363, 124414)

**Directorate:** City Planning

# **DISCUSSION:**

- Three different wetlands are to be visited by the Wetlands Working Group.
- The Group will again meet in mid October.
- The need to upskill compliance officers was highlighted, particularly given the changing legislative environment.
- Officers from the Office of Environment and Heritage will be invited to attend the next meeting of the Wetlands Working Group and Ms De Gabriel is to advise of availability.
- It was highlighted that Queensland Department of Primary Industries had developed useful resources around farming and wetlands.

### **RECOMMENDATION TO COMMITTEE:**

That the information be received and noted.

### MOTION:

RESOLVED on the motion of Councillor Kotlash, seconded by Ms Moses.

# Refer to COMMITTEE RECOMMENDATION

# COMMITTEE RECOMMENDATION:

That the information be received and noted.

Item: 5 ESAC - Opportunities to Integrate Urban Heat Objectives into Council

**Planning Instruments - (126363, 124414)** 

**Directorate:** City Planning

# DISCUSSION:

• A review of Council's LEP against the new Greater Sydney Region Plan and Western City District Plan is to be undertaken.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

- Councillor workshops will be undertaken as part of the LEP Review and Local Strategic Planning Statement process.
- Council is currently working on Climate Adaptation Plan. Committee members highlighted the need for data to support the Plan and referred to a recent Hornsby workshop and report on this topic and thermal imaging/canopy mapping undertaken by Penrith.
- With the North West Growth corridor extending, a question was raised whether increasing canopy could generate income.
- Quality health and wellbeing frameworks were also highlighted.
- The Red Cross, RFS, Green Building Council of Australia, UNSW and CRC for Low Carbon are all relevant professionals to call on for assistance in developing the LEP Review and Local Strategic Planning Statement process.

# **RECOMMENDATION TO COMMITTEE:**

That the information be received and discussed.

### MOTION:

RESOLVED on the motion of Ms Leal-Walker, seconded by Mr Gregory.

### Refer to COMMITTEE RECOMMENDATION

# COMMITTEE RECOMMENDATION:

That the information be received and discussed.

# **SECTION 5 - General Business**

a) Successful Grant Funding for Water Quality Monitoring

Funding for the Upper Hawkesbury Estuary Health Card from the Office of Environment and Heritage has been received. Further updates will be provided to the Committee.

b) Membership of the Office of Environment & Heritage Sustainability Advantage Program

It was highlighted that Council had become a member of the Sustainability Advantage Program and that further updates will be provided at the next ESAC meeting.

c) <u>Creation of a Working Group to Investigate Increasing Food Production in the Hawkesbury Local</u> Government Area

There is potential for food production tourism in the Hawkesbury and support for small scale producers of fresh produce. Councillor Wheeler will join the working group.

The Committee requested that Dr Ian Knowd - Hawkesbury Harvest, be invited to attend the next ESAC meeting to speak on the topic.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# d) Waste Education - Compost/Waste Recycling Awareness

It was suggested Council consider the feasibility of using McGraths Hill Facility for organic waste recycling.

Consideration could be given to partnering with Western Sydney University's Regional Centre of Expertise on Education for Sustainability.

# e) Student Placement on ESAC

It was suggested consideration be given to having a university student placement position on the Committee.

The ESAC Constitution does provide (at 5 (iii) ) for a representative from the Western Sydney University.

# f) Options for Industry Ecology - Benefits for Environment and Business

Noted for future meeting to consider options in terms of industrial ecology.

# g) <u>Investigation into the Presence of Poly-Fluoroalkyl Substances (PFAS) In the Vicinity of Richmond</u> RAAF Base

The matter is being considered at a Councillor Briefing Session in October. (Subsequent to the meeting advised as 6 November).

# h) Water Filling Stations

Sydney Water funded water refilling stations are being rolled out. Hawkesbury has been allocated four stations, and it was asked if this could be expanded with plumbing being the major expense for Council.

The option will be explored under the Town Centres Project.

# i) Glyphosate - Potential Risks to Health

Concern was raised and caution issued by Committee members regarding the potential risk of using weedkillers containing glyphosate. The chemical is used in products such as 'Roundup'. A litigant in the USA has recently been successful in a multimillion dollar law suit against the manufacturers of the product and it was asked if Council could look at glyphosate alternatives for its parks maintenance.

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# j) Koala Management Plan

Koala Management Plans have been developed by many councils and it was proposed that Council consider developing a Koala Management Plan.

Congratulations were given to all who worked towards making the Koala Fest a successful event. Council's Community Bush Care Officer, Martin Gauci and local Richie Benson were given special thanks for their diligent work.

The meeting closed at 7:18pm.

0000 END OF REPORT O000

# **SECTION 4 – Reports of Committees**

Meeting Date: 13 November 2018

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

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# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

### SECTION 5 - Notices of Motion

Item: 274 NM1 - Bells Line of Road - Safe Shared Pathway - (79351, 125612)

Submitted by: Councillor Mary Lyons-Buckett

# **NOTICE OF MOTION:**

That Council:

- 1. Take a position identifying the urgent need for a safe shared pathway to be provided along the Bells Line of Road between Richmond and North Richmond.
- 2. Writes to the RMS, the Minister for Roads, The Hon. Melinda Pavey MP and the Local Member for Hawkesbury, The Hon. Dominic Perrottet MP requesting a meeting to discuss prioritising a shared pathway along the Bells Line of Road between Richmond and North Richmond.
- 3. Investigate funding through the NSW Government Active Transport Program to assist with expediting the provision of a shared pathway in this location.

# BACKGROUND:

In response to a question on the need for cycleways raised in the RMS community consultation report of July 2017, 'Richmond Intersection Improvements Bells Line of Road and Grose Vale Road, North Richmond', the following comment was provided by the RMS (refer to Table 1, Page 6):-

'There are bike lanes in some sections of Kurrajong Road. To limit impacts on private property, further bike lanes were not considered as part of this project. A shared path was considered during the development of the Richmond Bridge and Approaches Congestion Study. At this time it was determined that a shared path connecting Richmond to North Richmond would be provided as part of the long-term solution for the area. All road improvements follow road safety standards. The NSW Government is committed to working with councils to make walking and cycling safer, more convenient and enjoyable transport options that benefit everyone. By better targeting investment to improve walking and cycling in areas where most short trips occur, the NSW Government aims to support more accessible, liveable and productive towns, cities and centres and free up capacity on our roads and public transport system for those customers that need to travel further. Funding for provision of facilities such as shared paths and dedicated bicycle lanes is available to councils through the NSW Government Active Transport Program.'

Whereas this is a welcome response for the future, it would be preferable to expedite provision of some form of safe shared pathway in the areas along Bells Line of Road where pedestrians (and cyclists) have no alternative but to walk on the road. This is a highly utilized and often dangerous route used by people without access to their own vehicles, adequate public transport or affordable private transport options.

# FINANCIAL CONSIDERATIONS:

There are no financial implications applicable to this report.

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

# **ATTACHMENTS:**

There are no supporting documents for this report.

0000 END OF NOTICE OF MOTION 0000

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

Item: 275 NM2 - Rape and Domestic Violence Service Australia - "Dunny Door

Campaign" - (79351, 13880)

Submitted by: Councillor Peter Reynolds

# **NOTICE OF MOTION:**

# That Council:

- 1. Supports the campaign organised by the Rape and Domestic Violence Service Australia (RDVSA) which aims to place an information sticker on the back of every public toilet door.
- 2. Note that the sticker provides information regarding how to contact a qualified and experienced trauma counsellor, 24 hours a day, 7 days a week.
- 3. Order a quantity of stickers and place them on the back of all public toilet doors (male and female) throughout the Hawkesbury Local Government Area.
- 4. Promote the campaign via social media.

# BACKGROUND:

See attachment 1 for media release from RVDSA about their "Dunny Door Campaign".

# FINANCIAL CONSIDERATIONS:

There are no financial implications applicable to this report, the stickers are provided by RVDSA free of charge.

# ATTACHMENTS:

AT - 1 Dunny Door Campaign

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

# AT - 1 Dunny Door Campaign



# Invitation to participate in the NSW Rape Crisis 'Dunny Door Campaign'

The NSW Rape Crisis 'Dunny Door Campaign', with your help, aims to place a sticker on the back of every public toilet door in NSW. This sticker provides information about contacting NSW Rape Crisis.

NSW Rape Crisis aims to ensure that no matter where a person is in NSW, if sexual assault impacts on their life, they will have 24/7 telephone or online access to a qualified, experienced trauma counsellor.

The service is for anyone who has experienced sexual assault and for those who are supporting them. NSW Rape Crisis is funded by the NSW Department of Health. In 2017-18 the service provided 10,142 occasions of service. This included counselling to 2,851 first time services users.

In Australia, 1 in 5 women and 1 in 20 men will experience sexual assault at some time in their adult life.

(ABS: Personal Safety Survey, 2016)

Two of the many impacts of trauma resulting from sexual assault are shame and fear. Those who have, or are, experiencing this violence can feel that if they are observed accessing relevant information others will 'know'.

A sticker on the back of a public toilet door can be reviewed in private. Consideration can then be given to accessing support services when it is safe.

### Please find enclosed a copy of the sticker.

We encourage you to support those who have experienced sexual assault to access trauma counselling services who can assist them toward safety and recovery. You can do this simply by participating in the Dunny Door campaign.

All you need to do is place a sticker on the back of each of your 'dunny doors'.

To assist us to assist others please complete and return the attached form. The number of stickers you request will be forwarded to you for distribution throughout your restroom facilities.

Thank you for considering our request. We hope to receive your order form in the near future.

Yours sincerely.

Karen Willis Executive Officer

> **P** 02 8585 0333 **F** 02 9555 5911 PO Box 555 Drummoyne NSW 2047

Funded by NSW Health, the Commonwealth Bank, and the Australian Government Department of Social Services.

ABN 58 023 656 939

Counselling Services

24/7 NSW Rape Crisis 1800 424 017

CBA Domestic &

Family Violence Line 1800 222 387

Sexual Assault

Counselling Australia 1800 211 028

rape-dvservices.org.au

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018



# **NSW Rape Crisis Dunny Door Campaign** Sticker Order Form

To participate in the Dunny Door Campaign, please complete the details below:

Number of stickers requested: *	
Contact Name: *	
Position:	
Organisation:	
Postal Address: *	
State/Territory: *	Postcode: *
Contact Phone:	
Contact Email:	

Please send completed forms to: Dunny Door Campaign,

Rape & Domestic Violence Services Australia

via Post:

PO Box 555

DRUMMOYNE NSW 2047

Fax:

02 9555 5911

or Email:

info@rape-dvservices.org.au

Thank you for demonstrating your support for the one in five Australian women and one in 22 Australian men who will experience sexual assault, by promoting access to NSW Rape Crisis - the free 24/7 telephone and online counselling service.

The 'Dunny Door Campaign' aims to place a sticker on the back of every public toilet door in NSW.

To this end, participation has been requested of: Local Councils, Road and Transport Authorities, Universities, TAFEs and colleges, and hostels and backpackers accommodations.

P 02 8585 0333 F 02 9555 5911 PO Box 555 Drummoyne NSW 2047

Funded by NSW Health, the Commonwealth Bank, and the Australian Government Department of Social Services.

ABN 58 023 656 939

### Counselling Services

24/7 NSW Rape Crisis 1800 424 017

CBA Domestic &

Family Violence Line 1800 222 387

Sexual Assault

Counselling Australia 1800 211 028

rape-dvservices.org.au

Please note participating in the Dunny Door Campaign is FREE. You will not be invoiced for the cost of stickers or postage.

Required

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018



0000 END OF NOTICE OF MOTION 0000

# **SECTION 5 – Notices of Motion**

Meeting Date: 13 November 2018

Item: 276 NM3 - Streamwatch - (79351, 138882)

Submitted by: Councillor Danielle Wheeler

# **NOTICE OF MOTION:**

### That Council:

- 1. Note the valuable work done by Streamwatch in the Hawkesbury over more than 10 years and its contribution to monitoring the health of our waterways and citizen science.
- 2. Note the increased pressure on our waterways value due to increased development, the need for maintaining long term, accessible data bases which give both baseline and longitudinal data on waterway health, and the need for this data to be housed by a secure, accessible and reliable host.
- 3. Contact the Australian Museum and Sydney Water requesting that stable, long term funding be provided for Streamwatch and explaining the use of such data for Council and the community.
- 4. Liaise with Western Sydney University Office of Sustainability to support their offer to host the data collection.

# **BACKGROUND:**

Streamwatch is a citizen program that monitors the health of waterways through the Sydney basin. It is currently managed by the Australian Museum and funded by Sydney Water. However that funding is due to cease in 2019. Environmental groups and scientists are concerned that the loss of funding will reduce access to existing data and will impact on continuous data collection. Streamwatch monitors many local sites, including Redbank Creek, Little Wheeny Creek and Roberts Creek. The data obtained is considered to be of good validity and scientifically important due to its longitudinal nature.

# FINANCIAL CONSIDERATIONS:

There are no financial implications applicable to this report.

# ATTACHMENTS:

There are no supporting documents for this report.

000O END OF NOTICE OF MOTION O000

# **Questions for Next Meeting**

Meeting Date: 13 November 2018

# **QUESTIONS FOR NEXT MEETING**

Item: 277 Councillor Questions from Previous Meetings and Responses - 30 October

2018 - (79351)

# **REPORT:**

# 30 October 2018

#	Councillor	Question	Response
1	Garrow	Enquired as to whether the development process and the integrity of the heritage item in relation to DA0765/16 - Fitzgerald Street, Windsor is being monitored.	The Director City Planning advised that DA0765/16 was approved by Council at its meeting of 28 November 2017.  The property is not heritage-listed however the former fire station building dates form 1917 and contributes to the character of the Windsor Town Centre.  An inspection of the property was undertaken on 7 November 2018 and at this time no works had been undertaken to the building, although hardstand areas to the rear of the property had been removed. Council has previously been advised that Blackett Maguire and Goldsmith will be the Principal Certifying Authority for the works, although Council will be responsible for and will inspect any works within the road reserve.

000O END OF REPORT O000

# ORDINARY MEETING Confidential Reports

Meeting Date: 13 November 2018

### **CONFIDENTIAL REPORTS**

Item: 278 SS - Acquisition for Drainage Purposes - Part of Lot 2 in Deposited Plan 76375,

being 130 Hall Street, Pitt Town (95496, 112106, 10535, 5247)

Directorate: Support Services

# Reason for Confidentiality

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

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

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

# **Confidential Reports**

Meeting Date: 13 November 2018

Item: 279 SS - Lease to Pitt Town Pizza Pty Ltd - Shop 8, Wilberforce Shopping Centre -

(125631, 95496, 112106)

**Previous Item:** 231, Ordinary (11 September 2018)

Directorate: Support Services

# **Reason for Confidentiality**

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

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

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



# ordinary meeting

# end of business paper

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