



Ordinary Meeting

Date of meeting: 12 April 2022
Location: Council Chambers
Time: 6:30 p.m.

BUSINESS PAPER

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ORDINARY MEETING
Procedural Matters
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PROCEDURAL MATTERS

Welcome

The Mayor, Councillor Patrick Conolly 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.

Statement of Ethical Obligations

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

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

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

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

ORDINARY MEETING

Procedural Matters

Meeting Date: 12 April 2022

Ordinary

Section 1

Confirmation of minutes

ORDINARY MEETING

SECTION 1 - Confirmation of Minutes

Meeting Date: 12 April 2022

SECTION 1 - Confirmation of Minutes



Ordinary Meeting

Date of meeting: 29 March 2022
Location: Council Chambers and by Audio-Visual Link
Time: 6:30 p.m.

MINUTES

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ORDINARY MEETING

Minutes: 29 March 2022

Minutes of the Ordinary Meeting held at the Council Chambers and by Audio-Visual Link, Windsor on 29 March 2022, commencing at 6:31pm.

Welcome

The Mayor, Councillor Patrick Conolly acknowledged the Indigenous Heritage.

The General Manager addressed the Council meeting, mentioning:

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

ATTENDANCE

PRESENT:

At Council Chambers: Councillor Patrick Conolly, Mayor, Councillor Barry Calvert, Deputy Mayor and Councillors Shane Djuric, Eddie Dogramaci, Mary Lyons-Buckett, Jill Reardon, Les Sheather, Paul Veigel, Danielle Wheeler and Nathan Zamprogo.

By Audio-Visual Link: Councillor Amanda Kotlash.

ALSO PRESENT: General Manager - Elizabeth Richardson, Director City Planning - Linda Perrine, Director Infrastructure Services - Will Barton, Director Support Services - Laurie Mifsud, Manager Corporate Communications, Events and Services - Suzanne Stuart, Manager City Design and Economic Development - Amanda Kearney, Manager Corporate Services and Governance - Charles McElroy and Administrative Support Coordinator - Tracey Easterbrook.

APOLOGIES AND LEAVE OF ABSENCE

An apology for absence was received from Councillor Sarah Richards.

71 RESOLUTION:

RESOLVED on the motion of Councillor Reardon and seconded by Councillor Veigel that the apology be accepted.

DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

Acknowledgement of Official Visitors to the Council

There were no official visitors to the Council.

ORDINARY MEETING

Minutes: 29 March 2022

SECTION 1 - Confirmation of Minutes

72 RESOLUTION:

RESOLVED on the motion of Councillor Veigel and seconded by Councillor Reardon that the Minutes of the Extraordinary Meeting held on the 15 March 2022, be confirmed.

ORDINARY MEETING

Minutes: 29 March 2022

SECTION 3 - Reports for Determination

GENERAL MANAGER

Item: 062 **GM - Code of Conduct and Procedures - (79351)**

Previous Item: 128, Ordinary (25 July 2017)
 037, Ordinary (12 March 2019)
 168, Ordinary (8 September 2020)

Directorate: General Manager

MOTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

Refer to RESOLUTION

73 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

That Council:

1. Adopt the Code of Conduct attached as Attachment 1 to the report.
2. Adopt the Procedures for the Administration of the Code of Conduct for Local Councils in NSW attached as Attachment 2 to the report.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

INFRASTRUCTURE SERVICES

Item: 063 **IS - Dinner by the River - (95495)**

Previous Item: 076, Ordinary (27 April 2021)
 52, Ordinary (30 March 2021)

Directorate: Infrastructure Services

MOTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

Refer to RESOLUTION

74 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

That:

1. Approval be granted to Utopian Touring for “exclusive use” of Macquarie Park for ‘Dinner by the River’ to be held on Saturday, 21 May 2022.
2. The approval be subject to the following conditions/documents:
 - a) Council's General Park Conditions.
 - b) Council's Fees and Charges.
 - c) The Windsor Foreshore Plan of Management.
 - d) The applicant undertaking an assessment of the event to determine if an application under the Traffic Management for Special events is required.
 - e) Preparation of the COVID-19 Safe Plan for the event.
 - f) Provision of the Event Liquor License.
 - g) Provision of Event Approval by Hawkesbury Local Area Command.
 - h) Event Food vendors to be registered under Council 's Temporary Food Premises and Food Vending Application.
 - i) Adherence to the Protection of the Environment Operations General Regulations noise guidelines for Large Outdoor Activities.
 - j) Preparation of a flyer distributed to surrounding landowners/residents notifying of the event, traffic and noise impacts.
3. As the applicant have not advised alternative dates in the event of inclement weather or other circumstances, the General Manager be given authority to negotiate exclusive use on an alternate date, if required by the applicant.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

Item: 064 **IS - The Late John Miller - (95495)**

Previous Item: 116, Ordinary (29 June 2021)

Directorate: Infrastructure Services

MOTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

Refer to RESOLUTION

75 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

That Council:

1. Endorse the erection of a memorial, consisting of a bronze plaque on a sandstone plinth, within Streeton Lookout to acknowledge the contribution of the late John Miller to the Hawkesbury community.
2. Develop a Memorials Policy to guide future decision making on such requests.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

SUPPORT SERVICES

Item: 065 **SS - Investment Report - February 2022 - (95496, 96332)**

Previous Item: 040, Ordinary (22 February 2022)

Directorate: Support Services

MOTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

Refer to RESOLUTION

76 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

That the Monthly Investment Report for February 2022 be received and noted.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

Item: 066 **SS - Code of Meeting Practice - (95496, 96333, 79351)**

Previous Item: 013, Ordinary (25 January 2022)
 204, Ordinary (26 October 2021)
 041, Ordinary (23 February 2021)

Directorate: Support Services

MOTION:

RESOLVED on the motion of Councillor Calvert, seconded by Councillor Veigel.

Refer to RESOLUTION

77 RESOLUTION:

RESOLVED on the motion of Councillor Calvert, seconded by Councillor Veigel.

That:

1. Council adopt the Code of Meeting Practice, attached as Attachment 1 to the report.
2. The Code of Meeting Practice be amended to include the following:
 - a) Clause 8.1 include13) Matters to be Referred to Committees.
 - b) Add the following words to Clause 3.39“....a person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a pre-meeting briefing session without the prior authorisation of the council or the committee.”

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

SECTION 4 - Reports of Committees

Item: 067 **ROC - Local Traffic Committee - 14 March 2022 - (80245)**

Directorate: Infrastructure Services

MOTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

Refer to RESOLUTION

78 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Reardon.

That Council adopt the recommendations contained in the minutes of the Hawkesbury City Council Traffic Committee meeting held on 14 March 2022.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

SECTION 5 - Notices of Motion

Item: 068 **NM1 - Retention of Iconic Features of Windsor Mall - (155345, 79351)**

Ms Cheryl Ballantyne, Mr Grant Gerrish and Mr Darren Pead addressed Council, speaking for the recommendation in the business paper.

MOTION:

RESOLVED on the motion of Councillor Djuric, seconded by Councillor Dogramaci.

Refer to RESOLUTION

79 RESOLUTION:

RESOLVED on the motion of Councillor Djuric, seconded by Councillor Dogramaci.

That:

1. During the implementation of the liveability project, Council retains in Windsor Mall, such iconic items as:
 - a) The rotunda in front of 156 George Street
 - b) The rotunda wisteria plants
 - c) The water wheel
 - d) The gas lamps.
2. Council remove the raised pavers around the base of the wisteria plants and replace them with a suitable safety matting or another solution to achieve a safe and sustainable outcome.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

Item: 069 **NM2 - WSROC Heat Smart Program and Holding of Committee Meetings - (80093, 79351)**

MOTION:

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

Refer to RESOLUTION

80 RESOLUTION:

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

That:

1. Council convene a meeting of the Community Services Committee as soon as possible to make recommendations to Council regarding the implementation of WSROC's Heat Smart Program in the Hawkesbury. Council recognises that staff have already been working on this Program and asks the Committee to work alongside staff to build on this work and to make recommendations on how to achieve greater community input.
2. Council also requests that the Committee specifically considers whether Council should appoint a delegated staff officer as the Heat Coordinator.
3. Any outstanding matters held over by the previous committees also be considered, including reports from Working Groups such as the Dementia Working Group.
4. Where possible, all Council Committee Meetings be held on the last Tuesday of the month which has now become available because Council meetings will be held monthly.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

ORDINARY MEETING

Minutes: 29 March 2022

CONFIDENTIAL REPORTS

81 RESOLUTION:

RESOLVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Calvert.

That:

1. The Council meeting be closed to deal with confidential matters and in accordance with Section 10A of the Local Government Act, 1993, members of the Press and the public be excluded from the Council Meeting during consideration of the following items:

Item: 070 SS - Acquisition of Road Reserve by Sydney Water - Part of Earl Street, Wilberforce - (112106, 95496, 79380)

*This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) and (g) of the Local Government Act, 1993 as it relates to details concerning the sale of property by the Council and it is considered that the release of the information would, if disclosed, confer a commercial advantage on a person or organisation with whom the Council is conducting (or proposes to conduct) business and further, as it relates to legal advice concerning compensation for compulsory acquisitions, the information is regarded as advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and, therefore, if considered in an open meeting would, on balance, be contrary to the public interest.*

2. 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 these matters be withheld from the Press and public.

The Mayor asked for representation from members of the public as to why Council should not go into closed Council to deal with these confidential matters.

There was no response, therefore, the Press and the public left the Council Meeting.

82 RESOLUTION:

RESOLVED on the motion of Councillor Reardon, seconded by Councillor Zamprogno that open meeting be resumed.

ORDINARY MEETING

Minutes: 29 March 2022

Item: 070 **SS - Property Matter - Acquisition of Road Reserve by Sydney Water - Part of Earl Street, Wilberforce - (112106, 95496, 79380)**

Directorate: Support Services

MOTION:

The General Manager advised that whilst in closed session, the Council RESOLVED on the motion of Councillor Zamprogno, seconded by Councillor Veigel.

Refer to RESOLUTION

83 RESOLUTION:

The General Manager advised that whilst in closed session, the Council RESOLVED on the motion of Councillor Zamprogno, seconded by Councillor Veigel.

That:

1. Council approve the sale of the road reserve, adjacent to 29 Putty Road, Wilberforce, known as proposed Lot 100 in DP 1165686, as shown in Attachment 2 to the report, to Sydney Water, in the amount detailed on the report.
2. Authority be given for the sale, and any documentation in association with the matter to be executed under the Seal of Council.

For the Motion: Councillors Conolly, Calvert, Djuric, Dogramaci, Kotlash, Lyons-Buckett, Reardon, Sheather, Veigel, Wheeler and Zamprogno.

Against the Motion: Nil.

Absent: Councillor Richards.

The meeting terminated at 7:50pm.

Submitted to and confirmed at the Ordinary meeting held on 12 April 2022.

.....
Mayor

Ordinary

Section **2**

Mayoral minutes

ORDINARY MEETING
SECTION 2 – Mayoral Minute
Meeting Date: 12 April 2022

SECTION 2 – Mayoral Minutes

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

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

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

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

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

Ordinary

Section 3

Reports
for determination

ORDINARY MEETING

SECTION 3 – Reports for Determination

Meeting Date: 12 April 2022

ORDINARY MEETING
SECTION 3 – Reports for Determination
Meeting Date: 12 April 2022

SECTION 3 – Reports for Determination

PLANNING DECISIONS

Item: 071 **CP - NSW Government - Employment Zones Reform - (95498, 124414)**

Directorate: City Planning

PURPOSE OF THE REPORT:

The purpose of this report is to advise Council of the NSW Government's Employment Zones Reform, and its impact on the current Business and Industrial zones within the Hawkesbury Local Environmental Plan 2012.

EXECUTIVE SUMMARY:

The NSW Government has undertaken a reform of employment zones to support long-term economic recovery through job creation and increased productivity in NSW. A key outcome of the project is to ensure employment zones provide clear strategic intent, include clarity around their application and increase flexibility around land uses. This includes the delivery of a simplified employment zones framework that suits the future of work, is fit for purpose, supports productivity and jobs growth while facilitating delivery of strategic plans and planning priorities.

The existing Business (B) and Industrial (IN) zones are being changed to five new employment zones and three supporting zones under Standard Instrument (Local Environmental Plan) Order 2006.

Current Zones	New Zones
B1 Neighbourhood Centre	E1 Local Centre
B2 Local Centre	E2 Commercial Centre
B5 Business Development	E3 Productivity Support
B6 Enterprise Corridor	E4 General Industrial
IN1 General Industrial	E5 Heavy Industrial
IN2 Light Industrial	MU1 Mixed Use
	W4 Working Waterfront
	SP4 Enterprise

The Environmental (E) zones have also been changed to Conservation (C) zones. This change was purely administrative, where only the name of the zone was changed from Environment to Conservation with no changes to the objectives and land use tables.

In the case of the Hawkesbury, the supporting zones – MU1 Mixed Uses, SP4 Enterprises and W4 Working Waterfront and E5 - Heavy Industrial zone are not applicable to the Hawkesbury Local Environmental Plan 2012.

RECOMMENDATION:

That Council endorse the draft Translation of Employment Zones Land Use Tables – Hawkesbury Local Environmental Plan 2012 included as Attachment 3 to the report for the purposes of public exhibition by the Department of Planning and Environment.

ORDINARY MEETING
SECTION 3 – Reports for Determination
Meeting Date: 12 April 2022

BACKGROUND

The Department of Planning and Environment proposed an employment zones framework which would:

- Provide greater certainty for the community, councils, and the development industry
- Support councils' long-term strategic planning objectives
- Support businesses, industry, and society to grow, respond and adapt as
- Facilitate innovation and changes in business processes now and into the future.

The proposed framework aims to better align to the way cities and regions are evolving. It includes:

- Three jobs-focused zones and two industrial zones (down from 12 currently)
- Three supporting zones that capture land uses and locations that have a focus beyond jobs (mixed uses, local enterprise, and waterways)
- A clear strategic intent for each zone that builds on strategic work by the State and councils over the past five years
- A proposed employment zones framework with an additional 97 mandated permitted uses from what is currently mandated.
- Retention of core retail uses in centres
- Support for urban services uses by providing a dedicated zone
- Three new land use terms and an update to six existing terms to meet contemporary needs.

The report to Council's Ordinary Meeting on 23 November 2021 on the LEP Review provided details that were available to Council at the time in respect of these Employment Zones Reforms. Further work on the LEP Review associated with employment zones will now have to take into account these proposed changes by the NSW Government.

This new employment zones framework came into effect within the Standard Instrument Principle Local Environmental Plan on 1 December 2021, but there is a transition phase being undertaken by the Department of Planning and Environment for all councils to translate their business and industrial zones to the new employment land framework.

To this effect, the Department of Planning and Environment have provided various translation documents detailing the translation of business and industrial zones to employment zones. Attached to this report are:

- Department of Planning and Environment Communications Strategy (Attachment 1)
- Employment Zones Reform – Updated and New Definitions (Attachment 2)
- Draft Translation of Employment Zones Land Use Tables – Hawkesbury Local Environmental Plan 2012 (Attachment 3)
- Hawkesbury Local Environmental Plan 2012 – Business and Industrial Zones (Attachment 4).

The new employment zone framework comprises five employment and three supporting zones, as well as:

- New and amended land use definitions
- Mandated objectives for each new zone
- Mandated uses for each zone (permitted with or without consent and prohibited).

The five new zones are:

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- E4 General Industrial
- E5 Heavy Industrial.

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SECTION 3 – Reports for Determination
Meeting Date: 12 April 2022

The three supporting zones are:

- MU1 Mixed Use
- W4 Working Waterfront
- SP4 Enterprise.

As outlined by the NSW Government, the benefits of the proposed reforms include:

- **a more legible suite of zones** - clear strategic intent for each zone that builds on strategic work by the state and local government over the past five years
- **greater flexibility within the proposed zones** - across the proposed employment zones framework with a significant increase in mandated permitted uses.
- **vibrant and viable centres for communities** - by retaining core retail uses in centres.
- **support for the city to develop and meet the operational needs of businesses and communities** - support for urban services uses by providing a dedicated zone
- **innovation for emerging land uses and unique precincts that require a flexible planning response** - a new zone that facilitates detailed precinct planning to support local enterprise.
- **managing industrial land use conflicts and amenity impacts** - Two industrial focused zones appropriate to protect different scale of employment activities and to provide a buffer to incompatible land uses.
- **responding to the changing nature of industry and business** - three new land use terms and an update to six existing terms to meet contemporary needs.
- **reduce need for a spot rezoning** - increase in mandated permitted land uses in zones allows greater options for businesses to establish, expand or pivot without the need for a planning proposal.
- **increase in jobs closer to homes reduces journey to work** - more employment generating uses permitted in centres and industrial precincts reduces the need for long commutes improving productivity and reducing costs.
- **reduce administrative costs and complexity of future application processes** - proposed employment zones framework will facilitate expanded application of complying development which has significant cost savings from faster approvals meaning reduced holding costs.
- **greater business output potential** - increase in mandated permitted land uses results in greater access to potential sites and opportunity for diverse businesses to co-locate with associated productivity gains.

How the changes to Employment Zone will take place

The Department of Planning and Environment have published a new employment zones framework in an Amendment Order to the Standard Instrument Principal Local Environmental Plan. This order enables councils to include additional permitted land uses, objectives and local provisions to further refine the strategic intent of their Local Environmental Plan. The Department of Planning and Environment have created individual Land Use Tables for each council, and subsequent mapping in Spatial Viewer. The proposed Land Use Tables for the Hawkesbury Local Environmental Plan 2012 are included as Attachment 3.

The Department of Planning and Environment will use a self-repealing State Environmental Planning Policy to amend individual local environmental plans to introduce the new zones instead of each council having to prepare individual planning proposals to reflect the reforms.

Application of new zones

The Department of Planning and Environment's toolkit on employment zones outlines that:

- **E1 and E2** zones were appropriate for B1 and B2 centres that support a range of goods and services to support workers, residents and visitors. Retail, commercial and residential developments as well as mixed use developments. Where community facilities and civic spaces are available for people to meet and chat. Mostly in bigger centres and metropolitan areas which has access to public transport.

ORDINARY MEETING

SECTION 3 – Reports for Determination

Meeting Date: 12 April 2022

- **E3** zone is the primary zone for employment corridors and urban support areas, largely replacing the B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones. Ideally, the E3 zone will support a range of employment land uses, light industrial and supporting land uses (including office and hotels).
- **E4 and E5** zones are generally for lower density employment areas containing business involved in manufacturing, transport and warehousing, service and repair trades and industries, integrated enterprises with a mix of administration, production, warehousing, research and development, and urban services and utilities.

In the case of the Hawkesbury Local Environmental Plan 2012, the three supporting zones – MU1 Mixed Uses, SP4 Enterprises and W4 Working Waterfront are not applicable. The intended scope for new zones is outlined in Table 1 below:

Zone	Strategic Intent	Desired Characteristics	Longer-term considerations
E1-Local Centre	<p>To provide centres of all size and scales that offer:</p> <ul style="list-style-type: none"> • A diversity of retail, business, office, community, accommodation and entertainment uses to the community. • A focus for active vibrant communities to come together. • Employment opportunities in accessible locations. • Where available, a focus for public transport. 	<ul style="list-style-type: none"> • Commercial focus, either as offices, retail and business premises or mix of uses. • A range of uses and services commensurate to the size of the centre. Entertainment and dining options, tourist and visitor accommodation, after hour uses, community and social infrastructure. 	<ul style="list-style-type: none"> • Facilitate centres as community hubs, offering shopping, services and events. • Support the night-time economy. • Accommodate collaborative and coworking spaces • Potentially include residential development on upper levels to establish a population catchment for a vibrant centre. • Accommodate some local light industries.
E2 - Commercial Centre (Windsor and Richmond Town Centres)	<p>To provide commercially focused centres that offer:</p> <ul style="list-style-type: none"> • A diversity of retail, business and office uses, with entertainment, community and other suitable land uses for the wider community. • A focus for active vibrant communities to 	<ul style="list-style-type: none"> • Commercial focus for a district and/or regional catchment, including full line supermarket(s), entertainment and dining options. • Tourist and visitor accommodation. • Public transport, particularly in metropolitan areas. • Out-of-business hour uses/night-time economy. 	<ul style="list-style-type: none"> • Facilitate centres as community hubs, offering shopping, events and services. • Support longer trading hours and nighttime economy. • Accommodate collaborative and coworking spaces. • Accommodate some light industries.

ORDINARY MEETING

SECTION 3 – Reports for Determination

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Zone	Strategic Intent	Desired Characteristics	Longer-term considerations
	<p>come together.</p> <ul style="list-style-type: none"> Where available, public transport nodes. Employment opportunities in accessible locations. 	<ul style="list-style-type: none"> Clusters community and social infrastructure, such as government services, medical centres and child-care. 	
E3 - Productivity Support	<p>To provide land and floor space for:</p> <ul style="list-style-type: none"> A range of urban or rural services that cater to and support the local population and businesses. Businesses not suited to a centre location. Industries and activities that are lower on the land value hierarchy than retail and commercial office uses. 	<ul style="list-style-type: none"> Fine grain and/or large format employment. Land and floorspace responds to local business need. Mix of specialised, niche or trade focused retail, including business focused retail. Mix of light industrial, office, infrastructure and other urban services uses. Capability to service the needs of local workers with food and drink, convenience retail and child care. Low impact creative and emerging industries. 	<p>Allow a broader range of permissible land uses to accommodate emerging and changing industries.</p> <ul style="list-style-type: none"> Cater to a range of floor plate and floor to ceiling requirements across a variety of locations.
E4 - General Industrial	<p>To provide suitable land and floor space for a range of industrial activities</p>	<ul style="list-style-type: none"> General and light industries, warehousing and supporting businesses. Complementary uses including office (associated with industrial), auto-related industry (excluding sales), large format indoor recreation, artisan food and drink. Capability to service the needs of local workers. 	<ul style="list-style-type: none"> Protect land for industrial purposes. Accommodate new industries and changing requirements of industries. Allow for industries to innovate and evolve. Co-locate industry with businesses that directly support industry or have similar amenity impacts.

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Zone	Strategic Intent	Desired Characteristics	Longer-term considerations
		<ul style="list-style-type: none"> Access to arterial roads and freight routes. Diversity of lot sizes, with capability to support a mix of fine grain and large format industrial uses. 	
E5 - Heavy Industrial (Not included in the Hawkesbury LEP 2012)	<p>To provide suitable areas for industries that need to be separated from other land uses.</p> <p>To minimise the impact of heavy industry on other land uses.</p> <p>To protect land suited to heavy industries.</p>	<ul style="list-style-type: none"> Capability to support hazardous or offensive industry and storage with buffers to sensitive receivers. Capability to support depots, warehousing and storage premises that support heavy industry. Physically separate from other higher amenity land uses. Good access to arterial roads and freight routes. Large lot as required by safety and amenity. 	<ul style="list-style-type: none"> Continue to provide sites suited to heavy industry.
MU1- Mixed Uses (Not included in the Hawkesbury LEP 2012)	<p>To support a mix of compatible land uses including residential, commercial and light industrial.</p> <p>To transition between uses (e.g. a centre and another land use such as residential).</p> <p>To apply to mixed use centres, along corridors, or surrounding centres where genuine mixed uses are sought .</p> <p>Can continue to be applied to existing B4 areas that are primarily residential.</p>	<ul style="list-style-type: none"> Activities at ground floor and on street fronts. Differentiation between a centre and urban support areas in a mix of zones to manage the impacts of out of centre development. Well-designed mixed-use developments are vibrant and support community needs. 	<ul style="list-style-type: none"> Manage out of centre development. Use permitted land uses to shape the intent and desired outcome of the area.

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Zone	Strategic Intent	Desired Characteristics	Longer-term considerations
W4- Working Waterfront (Not included in the Hawkesbury LEP 2012)	To provide suitable protections for working waterfront areas that are adjacent to waterways.	<ul style="list-style-type: none"> Manage land use conflicts and environmental protections of waterway. 	<ul style="list-style-type: none"> Determine the longer-term needs of the working waterfront and protect productive functions of these area. Manage competing higher order land uses seeking to maximise waterfront locations.
SP4 – Enterprises (Not included in the Hawkesbury LEP 2012)	To support unique areas that require tailored land use planning.	<ul style="list-style-type: none"> Supports precinct planning where a specific enterprise outcome is sought beyond the strategic intent of another zone. Unique precincts with an enterprise focus. 	<ul style="list-style-type: none"> Determine if an area is truly unique or if another zone with local provisions can achieve the same outcome. Determine the timeframe for the planned process, and can the area eventually transition to an alternative zone.

The Employment Zones reforms has updated land use definitions, and introduced new definitions as outlined below:

Updated definitions for:

- Business premises
- Industrial retail outlet
- Kiosk
- Neighbourhood shop
- Shop top housing
- Crematorium.

New definitions for:

- Goods and repair reuse premises
- Creative industries
- Data centre.

The updated and new definitions are attached as Attachment 2 to the report.

Environmental (E) zones change to Conservation (C) Zones

The NSW government has renamed 'Environmental Zones' to 'Conservation Zones' under the Standard Instrument – Principal Local Environmental Plans. The objectives and land use tables remain the same across all zones, only the prefix and zone category have changed. That change came into effect from 1 December 2021.

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The new conversion zones are:

Current Zone	New Zones
E1 National Parks and Nature Reserves	C1 – National Parks and Nature Reserves
E2 Environmental Conservation	C2 – Environmental Conservation
E3 Environmental Management	C3 – Environmental Management
E4 Environmental Living	C4 – Environmental Living

The Department of Planning and Environment outlined that the renaming of the zones better reflects the 'conservation' land use function more clearly, the focus, purpose, and intent of these zones is clearly signalled. The purpose is to conserve the environmental values and natural qualities in areas where this land use zoning is applied. The naming also better aligns with the objectives of the zones as being about conservation.

Council Officers have reflected the change within the GIS map layers and subsequent Planning Certificate attributes to ensure a seamless translation.

Location Plan

The employment zones amendments apply to all business and industrial zoned lands within the Hawkesbury local government area, whilst the environmental zones changes were also applied to all environmental zones within the Hawkesbury local government area.

Relevant Legislation

Standard Instrument (LEP) Order 2006, and Hawkesbury Local Environmental Plan 2012.

DISCUSSION

The release of the Employment Zones Reforms came without prior notice to councils, and following the initial release further changes were made to the Employment Zones reforms, including:

- Updated the land uses that are allowed in the local centre and commercial centre zones. Introduced more specific terms, instead of the parent term 'tourist and visitor accommodation' to avoid land use conflicts
- Reworked the objectives to better reflect the strategic intent of the finalised employment zones
- Renamed the W4 zone to 'Working Waterfront'
- Amended the definition of 'shop top housing' to make it clear that use outside of ground floor non-residential is allowed
- Removed the mandated prohibition of aquaculture in several existing and proposed zones. Councils will now be able to set permissibility within land use tables and the Primary Production and Rural Development SEPP 2019 will continue to apply
- Removed 'domestic' from the new circular economy land use term 'goods repair and reuse facility' and placed it under the 'business premise' parent term
- Tightened the wording around 'creative industries' and removed reference to certain activities that can already be accommodated under other land use terms
- Allowed councils to determine certain mandated land uses regardless of if the land uses are 'permitted with consent' or 'permitted without consent'. For example, home businesses, building and business identification signs
- Not proceed with the exhibited consolidation of land use term definitions: home improvement retail premises, trades retail premises, and storage and distribution premises – these land uses will remain as currently defined
- Drafted land use tables for the SP4 Enterprise Zone.

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Implications of the reforms to Hawkesbury LGA

Given that the employment zones reform is reducing and amalgamating the current business and industrial zones and land use tables, the new land uses have impacts on the Hawkesbury local government area to some extent.

B1 Neighbourhood Centre and B2 Local Centre zones to E1 Local Centre:

Given that the Hawkesbury local government area has dispersed settlement with a lack of efficient public transport, the B1 Neighbourhood Centre zone is currently of concern. The reform is amalgamating the B1 and B2 zones into an E1 – Local Centre zone and allowing some more intensive land uses such as Function Centres, Hotel and Motel Accommodation Public Administration Buildings in the current B1 zones. Council officers are concerned about the amenity, parking, and noise issues in areas such as (Kurmond, Kurrajong and Bligh Park). The reforms may also cause some community angst due to the nature of the more intense land uses. As such, a local objective was also added to the E1 – Local Centre zone to ensure that the scale and type of development is compatible with the character and amenity of the area.

Windsor and Richmond Strategic Centres to E2 Commercial Centre:

Through the LEP Review project, consideration was made in terms of the most appropriate zone for Windsor and Richmond Town Centres as B3 Commercial Core, given that the centres are classified as a Strategic Centre within the centres hierarchy of the Greater Sydney Region Plan and the Western City District Plan.

However, due to the employment zones reforms, the preferred and most appropriate zone for Windsor and Richmond Town Centres is E2 – Commercial Centre, considering the strategic intent, desired characteristics, and longer-term considerations of the zone.

Other issues of concern for Council are:

- The employment zones reform is a major change to the land zone and this change has to be informed to every individual business and industrial landowners of the local government area. Even though the reform will be publicly exhibited by the Department of Planning and Environment, and the public will be able to provide a submission, given the very broad nature of the reforms package, it may be unlikely that the Department is able to consider individual site specific issues if they are raised by the community. It is considered that whilst this is a proposed change by the NSW Government, Council should inform affected landowners about these changes through a variety of means including individual letters, public notices, Council's Facebook page, and a 'Your Hawkesbury Your Say' page.
- Industrial lands within the Hawkesbury local government area are currently zoned IN1 General Industrial and IN2 Light Industrial, with a number of light industrial lands currently adjoining or in close proximity to residential development. Currently heavy industries are a prohibited land use within the IN2 Light Industrial zone ensuring no adverse impacts on the adjoining residential development. However, the NSW Government's proposed Employment Zones Reform introduce a new E4 General Industrial zone to replace the current IN1 General Industrial and IN2 Light Industrial zones. This could create adverse impacts on the adjoining residential development as this new zone permits heavy industries with consent. Therefore, in order to ensure that residential development adjoining the new E4 General Industrial zone are not adversely impacted, appropriate additional development provisions will need to be included within the Hawkesbury Development Control Plan.

The employment zones reforms also have an impact on the Planning Certificates with amendments required to Council's Property and Rating system following the completion of the translation process. Until the changes have been made in late 2022 such updates cannot be made.

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COMMUNITY ENGAGEMENT

The Employment Zones Reforms will be publicly exhibited by the Department of Planning and Environment. It is considered that whilst this is a proposed change by the NSW Government, Council should inform affected landowners about these changes through a variety of means including individual letters, public notices, Council's Facebook page, and a 'Your Hawkesbury Your Say' page. In order to assist councils with the exhibition, the Department of Planning and Environment will have the following communications material available:

- Video for councils to explain the submissions process and assist with any enquiries
- FAQs on the submission process that can be shared
- Social media content and posts that can be shared
- Text that can be placed on council websites/included in landowner letters/information brochures/rates notices.

Figure 1 below provides the Department of Planning and Environments timeline for the reform.

Timeline for the next implementation phase

The following timeline shows how the exhibition phase fits with the overall program.



Figure 1: Employment Zone Reform Timeline

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CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

The proposal is consistent with the following Focus Area, Directions and Strategies within the Community Strategic Plan.

Our Future

- 5.1 Strategic Planning Governance - Encourage informed planning, balanced growth and community engagement
 - 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.
 - 5.1.4 Encourage increased community participation in planning and policy development.
 - 5.1.5 The needs of our community will be reflected in Local, State and Regional Plans.
- 5.7 Tourism and Economic Development - Promote our community as the place to visit, work and invest
 - 5.7.1 Working in partnership we will actively market our City and our capabilities to existing and potential businesses, visitors and investors.

FINANCIAL IMPACT

There are no financial implications associated with this report, other than staff resources applicable to preparing this report. However, during the public exhibition of the Employment Zones Reform, letters to affected owners of employment zones and public notice in the local newspaper will have to be undertaken at Council's expense.

PLANNING DECISION

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

ATTACHMENTS:

- AT - 1** Department of Planning and Environment Communications Strategy.
- AT - 2** Employment Zones Reform - Updated and New Definitions.
- AT - 3** Draft Translation of Employment Zones Land Use Tables - Hawkesbury Local Environmental Plan 2012 - (*Distributed under separate cover*).
- AT - 4** Hawkesbury Local Environmental Plan 2012 – Business and Industrial Zones - (*Distributed under separate cover*).

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AT - 1 Department of Planning and Environment Communications Strategy

Employment Zones Reform

Communications strategy



Background

The reform of employment zones aims to support long-term economic recovery through job creation and encourage increased productivity in NSW.

A key outcome of the reform will be ensuring employment zones provide clear strategic intent, include clarity around their application and increase flexibility around land uses.

What are the reforms doing?

The existing Business (B) and Industrial (IN) zones are being replaced with five new employment zones and three supporting zones under Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order). Each Local Environmental Plan prepared under the SI LEP Order will need to be updated to rezone existing B and IN zones to an Employment or supporting zone by December 2022 when the B and IN zones are repealed from the SI LEP Order.

An important stage of this process is the public exhibition of the translation of the existing zones into the new zones. It is proposed that the Department of Planning and Environment (the Department) will centralise this public exhibition however support will be required from councils to ensure notice of this exhibition reaches the stakeholders and community members that would like to know about the changes.

This communications strategy intends to provide an outline of the council versus the Department's responsibilities to ensure the public exhibition process is effective.

Councils' strategic planning staff have reviewed a preliminary translation and amended or confirmed the proposed employment zone to replace areas currently with a B or IN zoning along with the land use table for each zone.

This communications strategy and plan will assist to co-ordinate any Council communication you choose to undertake with stakeholders, local businesses, landowners, and the broader community in tandem with social media and stakeholder management being undertaken by the Department.

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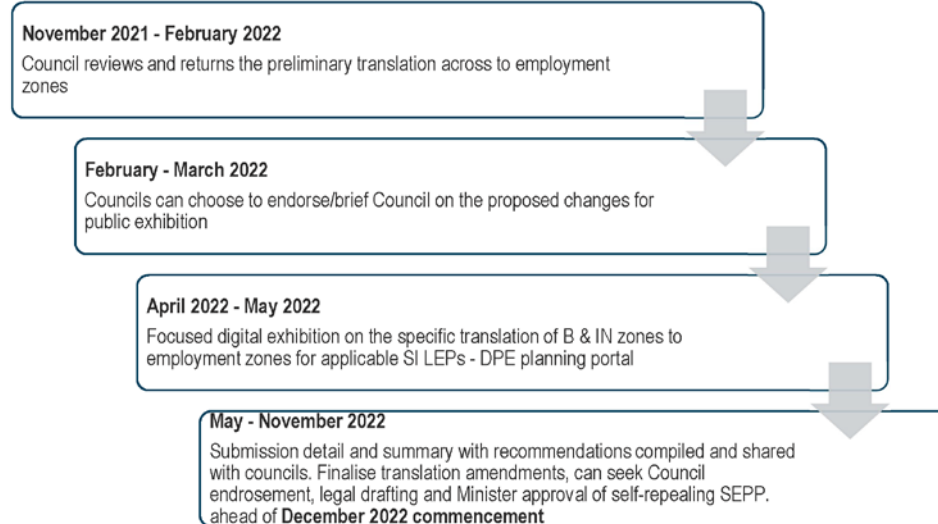
Employment Zones Reform

Communications strategy



Timeline for the next implementation phase

The following timeline shows how the exhibition phase fits with the overall program.



A targeted exhibition submissions approach

The employment and supporting zones and associated land uses were publicly exhibited in June 2021. The policy has been finalised and the new zones are now in place within the SI LEP Order.

The April public exhibition is to seek feedback on how the existing B and IN zones will be translated into the new employment zones within individual Local Environmental Plans. Where submissions are made specific to the changes proposed for specific properties, it is essential that submissions identify the lot/land the subject of the submission. Further, the feedback needs to be focused on any change that is proposed as part of the translation. Existing zones and land use tables will be shared for context but feedback will be directed to the extent of any change. Feedback on mandated land uses or existing land use permissibility for specific particular zones is not subject to public exhibition.

A targeted submissions approach has been designed to minimise any misinterpretation of the feedback and which zone it applies to as part of a stakeholder's submission.

This will enable targeted consideration of feedback by the Department and Council on stakeholder reaction to the proposal after it is collated and synthesised by DPE. Raw submission data will also be shared with Council.

NSW Department of Planning, Industry and Environment | CM ref. if applicable | 2

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Employment Zones Reform

Communications strategy



To assist with the exhibition, DPE will have available the following communications collateral:

- DPE 'how to' video for councils to explain the submissions process and assist with any enquiries
- FAQs on the submissions process that can be shared
- Social media content and posts that can be shared
- Text that can be placed on council websites/included in landowner letters/information brochures/rates notices

It would also be recommended that Council provide a link from your website to the exhibition webpage on the planning portal

Councils can undertake additional communications on the translation and are encouraged to get in touch with the team to see how we can support you from a collateral preparation perspective.

At the conclusion of the exhibition, Council will be provided with a spreadsheet that captures the specific feedback lodged through the portal as well as a summary of feedback that provides focus ahead of policy finalisation.

For more information about the exhibition, please contact employment.zones@planning.nsw.gov.au.

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AT - 2 Employment Zones Reform - Updated and New Definitions

Employment Zones Reform

Updated and New Definitions:

Land Use	Intent	Rationale
Business premises Amends existing definition	Update the definition to remove reference to outdated land uses (internet access facilities) and make it clear that business premises do not include a 'shop'.	<p>'Business premises' and the uses that are captured under the definition are subject to technological evolution and changes to business practices. Accordingly</p> <p><i>Internet access facilities</i> are a redundant type of business that should not be included within the definition as it no longer provides clarity.</p> <p>We have received feedback that there is some misunderstanding as to whether a 'business premises' includes a <i>shop</i> and so to put this beyond doubt and to reduce the overlap with the existing land use term 'shop' we are seeking to specifically include shop within the list of land uses that a 'business premises' is not. This is an important distinction as business premises are included as a mandated permitted use within the Productivity Support zone.</p>

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Land Use	Intent	Rationale
Circular economy facility ('domestic goods repair and reuse facility') New definition Sub-term of 'light industry' or potentially 'business premises'	Insert a new definition that provides for a facility that allows for the collection, repair, refurbishment, dismantling, sharing and redistribution of goods found commonly in households. These facilities should not be confused with waste recovery facilities that have amenity impacts. These facilities are low in impact and suited to local neighbourhood collection of waste materials.	The 20-year waste strategy identifies the need for a new waste definition to support the circular economy. The definition intends to support the proposed amendments to the Codes SEPP.
Creative industry New definition Sub-term of 'light industry'	Insert a new definition that provides a catch all definition for the creative industries and their activities and outputs. The definition will capture occupations that commonly identify as creative including: <ul style="list-style-type: none"> • traditional and digital media; • fine arts and crafts; • design; and • creative products and extends to the activities carried out including production, workshops, display/performance and sale of items.	Creative industries are currently not defined under the SI LEP and therefore these uses are not captured clearly under the planning system. The intent of the new definition is to recognise the individual industries and activities that identify as creative. This definition builds on definitions in local creative industries strategies and plans. Please note creative industries may include an 'industrial retail outlet'
Crematorium Amend existing definition	Update the definition to include the additional process for inurnment known as aquamation.	Meets demand for new and emerging means of inurnment that do not involve burning (aquamation).
Data centre New definition Sub-term of 'High technology industry'	Insert a new definition to cover a building used for the collection, storage, process and distribution of electronic data,	Data centres are currently defined in part under the Infrastructure SEPP as 'data storage'. To make data centres complying development requires a broader definition to capture how data centres are planned and built.

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Land Use	Intent	Rationale
Industrial retail outlet Amend existing definition	Update the definition to allow industrial retail outlet to sell the outputs of a creative industry,	Amendments allow for a creative industry to display and sell goods manufactured on site. The retail floor area size will be controlled through Clause 5.4 <i>Controls relating to miscellaneous permissible uses</i> under the relevant LEP.
Kiosk Amend existing definition	Update the definition to remove reference to products that are no longer convenience items (camera film)	Kiosks currently reflect a land use activity that has limited application (e.g. selling film) rather than selling fruit and vegetables, phone chargers, stationery, batteries etc.
Local distribution premises Retain existing definition Remove from parent term 'warehouse or distribution premises'	Retain existing definition however make 'local distribution premises' a stand-alone definition so that it no longer falls under the parent term 'warehouse or distribution premises'.	'Local distribution premises' are appropriate on land where 'warehouse and distribution premises' are not otherwise permitted. Decoupling permits this land use in zones where the use is mandated as well as within open zones. This change will support the expansion of last mile freight and logistics including parcel lockers and click and collect.
Neighbourhood Shop Amend existing definition	Update the definition to make it less ambiguous regarding ancillary services. Remove reference to products that are no longer frequent convenience items (newspapers) and replace the concept of personal care products with day to day needs.	The current definition of 'neighbourhood shop' is outdated, ambiguous and unnecessarily limiting. This broader application relies on the test of meeting day-to-day needs.
Shop-top housing Amend existing definition	Update the definition to allow ground floor commercial premises and health services facility providing more opportunity for local services, viable uses on the ground floor and employment generation.	It is appropriate and desirable to allow additional uses on the ground floor of shop top housing. The definition expands the ground floor use to allow health service facilities e.g. medical centre or light industry. The Department would also welcome feedback on whether the existing definition needs updating to allow for more than just ground floor commercial use.

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Land Use	Intent	Rationale
Warehouse or distribution centre Amend existing definition	Update the definition to remove inclusion of local distribution premises as part of a consequential amendment reflecting the decoupling of local distribution premises from the parent term.	Amend to acknowledge that local distribution centre has been decoupled from the parent term warehouse and distribution centre.

oooO END OF REPORT Oooo

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Item: 072 **CP - Proposed Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order - (95498, 124414)**

Directorate: City Planning

PURPOSE OF THE REPORT:

The purpose of this report is to:

- Highlight the NSW Government's proposed agritourism provisions contained in the Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order.
- Outline how these proposed provisions impact the Hawkesbury's rural agricultural land.
- Outline how the proposed agritourism provisions could be incorporated into the Hawkesbury Local Environmental Plan 2012.
- Recommend that Council endorse the proposed nomination of draft agritourism provisions into the Hawkesbury Local Environmental Plan 2012, and advise the Department of Planning and Environment.

EXECUTIVE SUMMARY:

The NSW Government has proposed certain changes to the Standard Instrument - Principal Local Environmental Plan 2006 (the Standard Instrument) to include new agritourism provisions. This is to enable farmers/primary producers to diversify their income from agribusinesses whilst maintaining primary production as the principal use of the land.

Agricultural production is one of the key contributors to the Hawkesbury's economy. The inclusion of agritourism provisions in the Standard Instrument provides an opportunity to help boost the economic viability of the Hawkesbury's rural agricultural lands, and in doing so help to retain rural agricultural lands for farming/primary production purposes.

This report recommends that Council endorse the proposed nomination of amendments to the Hawkesbury Local Environmental Plan 2012 to include agritourism provisions, and advise the Department of Planning and Environment.

RECOMMENDATION:

That Council:

1. Endorse the proposed nomination of draft agritourism provisions to the Hawkesbury Local Environmental Plan 2012.
 2. Prepare and forward a Standard Instrument Local Environmental Plan Agritourism Nomination to the Department of Planning and Environment to finalise drafting of a state environmental planning policy.
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BACKGROUND

Primary producers and farming communities have faced a number of challenges including bushfires, floods and droughts and the economic impacts of the COVID-19 Pandemic. The NSW Government is proposing changes to support farming communities and the farming industry to rebuild and recover from the impacts of drought, bushfires, floods and the COVID-19 Pandemic.

The changes proposed through the draft Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order are intended to make it easier for farmers or primary producers to diversify their income from agribusinesses whilst maintaining primary production as the principal use of the land.

Agritourism

Agritourism has an important role in creating a more direct connection between the primary producer of food and drink to the end consumer. For primary producers, it provides an opportunity to supplement their income and market their produce through alternative channels. According to Tourism Research Australia, over the past five years the number of agritourists visiting farms or wineries in Australia has grown significantly. If visitation growth continues to increase as it has over the past five years, agritourism could become an important sector in its own right.

Agritourism Order

The Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order (the Agritourism Order) is included as Attachment 1, and proposes to amend the Standard Instrument to include:

- Revised definition of agriculture and new land use definitions of agritourism, 'farm gate premises' and 'farm experience premises'
- Changes to the 'farm stay accommodation' definition.
- Two optional clauses for 'farm stay accommodation' and 'farm gate premises.'
- Identify 'cellar door premises' as a subset of 'farm gate premises'.

It is noted that Attachment 1 provided to Council by the Department of Planning and Environment includes reference to the Local Government Act 1995, whereas this should have been 1993. This error has been highlighted to the Department of Planning and Environment.

The new land use definitions would only apply where the existing main use of the land is the production of agricultural/primary production goods for commercial purposes.

Council can adopt the two optional clauses and/or specify the land use zones that permit the proposed land uses in the Hawkesbury Local Environmental Plan 2012.

Relevant Legislation

Draft Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order.

DISCUSSION

Agriculture is important to Hawkesbury for its economic and social benefit. When prime agricultural land is converted to or used for other uses especially rural residential it can lead to the land becoming sterilised from agricultural uses, and no longer able to be used for agricultural purposes. Such challenges underscore the importance of agricultural production and maintaining agricultural land. Minimising loss of agricultural land is key to the risk mitigation process.

There are three basic ways to recognise and preserve agricultural land, with land use zoning being one of them. Land use zoning permitting appropriate land uses on the land that is conducive to preserving prime

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agricultural lands by way of statute is considered to be the most effective way to recognise and preserve agricultural land.

The Hawkesbury Rural Lands Strategy identifies that 913 properties within the local government area are currently used for primary production purposes, with a total of 623 categorised as farmland under the Local Government Act 1993, which are located at various locations across the Hawkesbury, including:

- Freemans Reach 99
- Wilberforce 58
- Pitt Town Bottoms 36
- Bilpin 30
- Cornwallis 29
- Agnes Banks 24
- Glossodia 23
- Ebenezer 21
- Richmond 15
- Kurmond 14
- Tennyson 14
- Kurrajong 13

Attachment 2 includes zoning maps to highlight the locations of rural and environmental/conservation zoned land

Revised and New Land Use Definitions

The Agritourism Order proposes to revise definitions of ‘agriculture’ and ‘farm stay accommodation’ and include the new land use definitions of ‘agritourism’ and its subsets of ‘farm experience premises’ and ‘farm gate premises’.

Under the Agritourism Order, the proposed agritourism use, and its subsets of farm gate premises and farm experience premises will sit under the redefined parent term of ‘agriculture’. Therefore, these proposed agritourism land uses will be permissible in land use zones where agriculture is permissible.

Table 1 below shows the current permissibility of agriculture and/or its subsets in rural and environmental zones within the Hawkesbury Local Government Area.

Table 1: Permissibility of agriculture and its Subsets within Rural Zones and Environmental Zones within the Hawkesbury LGA

Land Use Zone	Permissibility of agriculture and its Subsets
RU1 Primary Production	aquaculture, intensive livestock agriculture, intensive plant agriculture
RU2 Rural Landscape	agriculture, aquaculture
RU4 Primary Production Small Lots	aquaculture, Intensive livestock agriculture; Intensive plant agriculture
RU5 Village	Nil
C1 National Parks and Nature Reserves	Nil
C2 Environmental Conservation	Nil
C3 Environmental Management	Nil
C4 Environmental Living	intensive livestock agriculture, intensive plant agriculture

Given the RU2 Rural Landscape zone is the only zone which currently includes agriculture as a permissible land use with consent, it will automatically permit agritourism and the subsets of farm gate premises and farm experience premises with consent in that zone. Table 2 shows how these proposed agritourism land uses could be included within rural and environmental zones, and a justification for the inclusion of those new land uses in respective zones is outlined below.

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Table 2: Permissibility of the Proposed Agritourism Land Uses within rural and environmental zones

Proposed Land Use	Permissibility							
	RU1 Primary Production	RU2 Rural Landscape	RU4 Primary Production Small Lots	RU5 Village	C1 National Parks and Nature Reserves	C2 Environmental Conservation	C3 Environmental Management	C4 Environmental Living
Farm experience premises	Yes	Yes	Yes	No	No	No	No	No
Farm gate premises	Yes	Yes	Yes	No	No	No	No	No

Justification

The Hawkesbury local government area has significant rural agricultural land, and through the Hawkesbury Rural Land Strategy, agriculture has been identified as being a key driving force of the Hawkesbury's economy. The Hawkesbury River provides a wide floodplain of rich alluvial soils which grow significant amounts of agricultural produce. The river and the mountainous vegetated landscapes have significant potential to boost agritourism businesses, and therefore such commercial uses or businesses will help to strengthen the economic viability of rural agricultural lands and provide farmers with additional sources of income while maintaining primary production as a principal use.

Council adopted the Hawkesbury Rural Land Strategy in March 2021 in support of the Hawkesbury Local Strategic Planning Statement 2040. This strategy identifies a number of development opportunities to improve the Hawkesbury's rural economy. Agritourism related commercial land uses are identified as one of the development opportunities.

Further, the Hawkesbury Rural Land Strategy states that:

"Tourism is becoming a significant contributor to the economy, with agriculture-based tourism being a key component of this. This can be increased with the introduction of more agriculture-based tourism such as the Hawkesbury Farm Gate Trail, experiential dining, pick your own, cellar door tastings and other similar enterprises. There is a need to ensure that work is carried out to promote all of these sectors as they combine to contribute to the economy of the LGA".

The Hawkesbury Local Strategic Planning Statement 2040 promotes economic diversity, including land use planning tools that support value-add industries in rural areas which supplement and support the rural production and environmental values of the area. The Hawkesbury Rural Land Strategy recognises the importance of agritourism as a potential means of expanding economic productivity and diversity within rural areas of the local government area.

Given the above outlined opportunities for primary producers/farmers to diversify their income and improve the economic viability of rural lands within the Hawkesbury local government area, it is proposed to permit the new agritourism land use or subsets of farm experience premises and farm gate premises as permissible land uses with consent in the following zones:

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots

However, the primary objective in relation to land use within the RU5 Rural Village zone is to provide for a range of land uses, services and facilities that are associated with a rural village. Therefore, inclusion of

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the proposed agritourism land uses within this zone as a permitted land use is considered to be inconsistent with the objectives of the zone, and such uses may create land use conflicts and amenity issues.

Further, Section 515 of the Local Government Act 1993 states that land is not to be categorised as farmland if it is rural residential land. Given the RU5 Rural Village zone is primarily for rural residential and residential purposes, the inclusion of the proposed agritourism land use within this zone is not considered to be appropriate.

Environmental zones within the Hawkesbury local government area are primarily for conservation purposes other than the C4 Environmental Living zone which provides for low-impact residential development in areas with special ecological, scientific or aesthetic values. However, the objectives of the C4 Environmental Living zone are to ensure that development does not create or contribute to rural land use conflicts, and also to promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities. The proposed agritourism land uses are considered to be inconsistent with these objectives, and as such it is not proposed to permit such uses within C4 Environmental Living zone or any other environmental zone within the Hawkesbury local government area.

Revised Definition of Farm Stay Accommodation

The Agritourism Order proposes to amend the land use definition of farm stay accommodation as follows:

‘farm stay accommodation means a building or place –

- (a) ‘on a farm –***
 - (i) that is a primary production business, or***
 - (ii) on land categorised as farmland under the Local Government Act 1993, section 515, and***
- (b) used to provide temporary accommodation to paying guests of the farm including in buildings or moveable dwellings’.***

The revised definition strengthens the requirement that farm stay accommodation can only be accommodated on land which is being primarily used for primary production.

Optional Local Environmental Plan clauses for ‘farm stay accommodation’ and ‘farm gate premises’

The Agritourism Order proposes to include two optional clauses for ‘farm stay accommodation’ and ‘farm gate premises’ The Agritourism Order allows councils to add additional objectives and set numerical standards consistent with the identified numerical standards in the Agritourism Order.

The inclusion of a clause in a Local Environmental Plan in relation to the carrying out of development has greater statutory weight than a clause in a Development Control Plan.

The proposed agritourism land uses are commercial uses that provide opportunities for primary producers to supplement their income and market their produce through alternative channels to enable a potential new income stream for farmers.

However, given the commercial nature of those land uses or developments within a rural context, these may create planning and development issues including land use conflicts, amenity issues and be incompatible with rural character.

Inclusion of an appropriate clause with respect to the carrying out of such commercial uses in the Hawkesbury Local Environmental Plan 2012 provides Council greater statutory weight to support its decisions and achieve better outcomes. Therefore, the adoption of the two optional clauses with

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appropriate numerical standards consistent with the Agritourism Order is considered to be appropriate as detailed below.

It is also relevant to note that the proposed Measures and Action 5.1 under Planning Priority 5 Managing Rural Lands of the Hawkesbury Rural Land Strategy March 2021 includes:

Measure

- Land classed as prime agricultural is protected and promoted for agri-activities
- Land use objectives are promoted and land use conflicts are minimised.

Actions

- 5.1 - Investigate measures, including changes to the Hawkesbury Local Environmental Plan and Development Control Plan to limit the potential for land use conflict associated with rural land uses.

Further, Action 7.3 of the Hawkesbury Local Strategic Planning Statement states:

- 7.3 - Encourage tourism experiences and opportunities that do not compromise agricultural lands.

In addition, it is equally important to preserve rural character and amenity. Therefore, appropriate objectives and controls to minimise potential land use conflicts, adverse impacts on rural character, amenity of the adjoining land uses and the locality and to ensure these commercial uses are ancillary to the principal use of the land (primary production) to enable appropriate development.

Given the RU1, RU2 and RU4 zones permit with consent a range of commercial land uses including backpackers' accommodation, bed and breakfast accommodation and roadside stalls, it is equally important to have sufficient and appropriate development provisions to minimise the proliferation of large and dominant commercial development that does not match with the surrounding development and the rural context or the character.

Following consideration of the above matters it is proposed to adopt the two optional clauses with additional objectives and numerical standards highlighted in yellow.

5.23 Farm Stay Accommodation

- (1) The objective of this clause are –
 - (a) to diversity the agricultural use of the land without adversely impacting the principle use of the land for a primary production business, and
 - (b) to balance the impact of tourism and related commercial uses with the use of land for primary production, the environment, scenic values, infrastructure and adjoining land uses
 - (c) to ensure that farm stay accommodation has no adverse impact on the amenity of the locality due to visual impacts, loss of character, noise or traffic generation
 - (d) to ensure that development is suitable having regard to the characteristics and constraints of the land including biodiversity values, water quality, and bushfire and flooding impacts
 - (e) to ensure that development is compatible with surrounding land uses and will not create land use conflicts
- (2) Development consent must not be granted to development for the purposes of farm stay accommodation on a land holding unless the consent authority is satisfied that –

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- (a) the maximum number of guests accommodated in bedrooms at any one time will not be more than greater of –
 - (i) 3 times the number of bedrooms permitted under clause 5.4(5), or
 - (ii) 20 guests, and
- (b) the gross floor area of a building used to accommodate guests will not be more than 60m², and
- (c) the maximum number of guests accommodated in moveable dwellings on the landholding will not be more than 10 people at any one time, and
- (d) the maximum number of moveable dwellings used for the accommodation of guests will not be more than 2, and
- (e) all buildings or moveable dwellings used to accommodate guests will be –
 - (i) on the same lot as an existing lawful dwelling house, or
 - (ii) on a lot –
 - (A) for which a minimum size is shown for a dwelling house on the Lot Size Map, and
 - (B) the size of which is not less than the minimum size shown
- (3) Subclause 2(b) does not apply if the development is the change of use an existing dwelling to farm stay accommodation
- (4) Development consent must not be granted to development for the purposes of farm stay accommodation on land unless consent authority has considered –
 - (a) whether the development will result in noise or pollution that will have significant adverse impacts on the following on or near the land –
 - (i) residential accommodation,
 - (ii) primary production operations,
 - (iii) other land uses, and
 - (b) whether the development will have significant adverse impact on the following on or near the land –
 - (i) the visual amenity, heritage or scenic,
 - (ii) native or significant flora or fauna,
 - (iii) water quality,
 - (iv) traffic,
 - (v) the safety of persons, and
 - (c) whether the development on bushfire prone land or flood prone land, and
 - (d) the suitability of the land for the proposed development, and

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- (e) the compatibility of the development with nearby land uses.

5.24 Farm gate premises

- (1) The objectives of this clause are –

- (a) *to allow for small scale tourism and related commercial use on land used for primary production without adversely impacting the principal use of the land for primary production, and*
- (b) *to balance the impact of tourism and related commercial uses with the use of land for primary production, the environment, scenic values, infrastructure and adjoining land uses*

(c) to retain value and character of rural lands within the Hawkesbury.

(d) to foster and promote economic viability and diversity of rural land while retaining primary production on the land as the principal use.

(e) to ensure that the land has the environmental capability to accommodate the development

(f) to enable development that is ancillary to the principal use of the land for primary production

(g) to ensure that development does not create any land use conflicts and adverse impacts on adjoining land or the locality.

- (2) Development consent must not be granted to development for the purposes of farm gate premises on a landholding unless the consent authority is satisfied that –

- (a) the gross floor area of a building for farm gate premises will not be more than **150m²**, and
- (b) the maximum number of persons that will be permitted on the landholding at any time for the purposes of the farm gate premises will not be more than **30** persons.

- (3) Development consent must not be granted to development for the purposes of the farm gate premises on land unless the consent authority has considered –

- (a) Whether the development will result in noise or pollution that will have significant adverse impacts on the following on or near the land –
- (i) residential accommodation,
- (ii) primary production operations,
- (iii) other land uses, and

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- (b) whether the development will have significant adverse impact on the following on or near the land-
 - (i) the visual amenity, heritage or scenic values,
 - (ii) native or significant flora and fauna,
 - (iii) water quality,
 - (iv) traffic,
 - (v) the safety of persons, and
- (c) whether the development is on bushfire prone land or flood prone land, and
- (d) the suitability of the land for the proposed development and,
- (e) the compatibility of the development with nearby land uses.

The intention of the proposed definition for 'farm gate activities' is to provide producers with the opportunity to showcase food grown or produced on the land or in the surrounding area. This means any café or restaurant must be small in scale and predominantly serve food produced on site or on nearby farms.

Additional Mandatory Amendments to the Standard Instrument

The draft Agritourism Order proposes amendments to the existing clauses of 5.4 and 5.18, definitions of "cafes or restaurants" and "retail premises" and the note under the definition of cellar door premises.

The current Clause 5.18 allows poultry farm development without development consent if that development is not within 500m of another poultry farm. The proposed amendment to increase that minimum distance to 1,000m between two poultry farms not used for breeding poultry, and also the proposed amendments to specify minimum distance between two breeding poultry farms, breeding poultry farm and a poultry farm and not used for breeding poultry and a 3,000m minimum distance between two pig farms are considered appropriate.

Cellar door premises is currently defined as a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Cellar door premises is also included as a subset of the parent land use of 'retail premises' in the Dictionary of the Standard Instrument. Taking into the consideration of the definition of cellar door premises, the proposed amendment to introduce cellar door premises as a subset of 'farm gate premises' is more logical and appropriate than a subset of 'retail premises'

The proposed amendment to the definition of 'restaurant or café' with the inclusion of the phrase "*but does not include restaurant or café that is included as part of artisan food and drink industry or farm gate premises*" after the last word "provided" of the definition of restaurant or café. It is considered that this amendment is proposed to differentiate the scale or the size of a café or restaurant ancillary to artisan food and drink industry or farm gate premises from a scale or size of a standard alone café or restaurant development. It is not sure how this is going to be clearly assessed or interpreted during a development application process. However, this is a mandatory provision.

COMMUNITY ENGAGEMENT

This matter is a proposed amendment to the Standard Instrument by the NSW Government, and as such Council is being consulted on this matter.

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However, Council Officers have used stakeholder networks in order to inform Council's response to this opportunity to include agritourism provisions within the Hawkesbury Local Environmental Plan 2012. Other matters raised through discussions with stakeholder networks includes:

- Greater certainty required for Pick Your Own type uses
- Concerns around the potential for the provisions to apply retrospectively
- Hot spotting of activities ie. periods of high use for short periods
- Need for localised provisions (development control plan) to build on the LEP clauses
- Need for the ability to have Cellar Doors without orchards
- Importance of managing the uses so that they are respectful of existing residents
- Numbers applicable to the land use.

In this respect it is noted that these are state wide provisions that are proposed by the NSW Government with each councils ability to amend the clause restricted to the provision of additional objectives, and the numerical controls (within the parameters provided by the Department of Planning and Environment).

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

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

Our Future

- 5.1 Encourage informed planning, balanced growth and community engagement
 - 5.1.1 Council's Planning is integrated and long term.
- 5.3 Shaping our Growth - Respond proactively to planning and the development of the right local infrastructure
 - 5.3.3 Plan for a balance of agriculture, natural environment and housing that delivers viable rural production and maintains rural character.
- 5.7 Tourism and Economic Development - Promote our community as the place to visit, work and invest
 - 5.7.1 Working in partnership we will actively market our City and our capabilities to existing and potential businesses, visitors and investors.
 - 5.7.2 Develop Hawkesbury tourism to enhance and strengthen opportunities within our tourism sector.
- 5.8 Industry - Increase the range of local industry opportunities and provide effective support to continued growth
 - 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.
 - 5.8.4 Work towards ensuring that all people in our community have access to safe, nutritious, affordable and sustainably produced food.
 - 5.8.5 Plan for the continuance and growth of agricultural industry uses within the Hawkesbury.

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FINANCIAL IMPACT

There are no financial implications applicable to this report.

PLANNING DECISION

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

ATTACHMENTS:

AT - 1 Draft Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order - *(Distributed under separate cover).*

AT - 2 Hawkesbury Local Environmental Plan 2012 – Zonings - *(Distributed under separate cover).*

oooO END OF REPORT Oooo

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Item: 073 **CP - Draft Voluntary Planning Agreement - 2 Inverary Drive, Kurmond - (95498, 124414)**

Previous Item: 224, Ordinary (23 November 2021)

Directorate: City Planning

PURPOSE OF THE REPORT:

The purpose of this report is to:

- Advise Council of the outcome of public exhibition of the draft Voluntary Planning Agreement for 2 Inverary Drive, Kurmond.
- Recommend that Council endorse the draft Voluntary Planning Agreement attached to this report and provide delegation to the Mayor and General Manager to execute the Voluntary Planning Agreement under the Seal of Council.

EXECUTIVE SUMMARY:

Council at its Ordinary Meeting on 23 November 2021 considered the outcome of community and relevant government agency consultation associated with the planning proposal and supporting documentation to amend the Hawkesbury Local Environmental Plan 2012. The proposal considered by Council was to permit the subdivision of the subject site at 2 Inverary Drive, Kurmond into a total of 11 lots having a minimum lots size of not less than 4,000m², 1 hectare, or 2 hectares. Council resolved to proceed with the making of the plan and publicly exhibit the draft Voluntary Planning Agreement for a minimum of 28 days.

In accordance with the Council's resolution and relevant statutory provisions, the draft Voluntary Planning Agreement was placed on public exhibition for the period Thursday 20 January 2022 to Thursday 17 February 2022. Council received 2 submissions during the exhibition period, but the matters raised in the submissions do not require amendments to the draft Voluntary Planning Agreement.

The execution of the draft Voluntary Planning Agreement as recommended in this report will enable Council to require a monetary contribution of \$30,000 per additional lot towards the provision of local and district infrastructure from the future subdivision of the subject site.

RECOMMENDATION:

That Council:

1. Note the outcome of public exhibition of the draft Voluntary Planning Agreement for Lot 2 DP 600414, 2 Inverary Drive, Kurmond.
 2. Endorse the Voluntary Planning Agreement associated with Lot 2 DP 600414, 2 Inverary Drive, Kurmond attached as Attachment 1 to the report.
 3. Provide delegation to the Mayor and General Manager to execute the Voluntary Planning Agreement included as Attachment 1 to the report under the Seal of Council.
-

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BACKGROUND

Council at its Meeting on 23 November 2021 considered a report on the outcome of consultation for a planning proposal and supporting documentation to amend the Hawkesbury Local Environmental Plan 2012. The proposal was to permit the subdivision of the subject site legally described as Lot 2 DP 600414, 2 Inverary Drive, Kurmond into 11 Lots with minimum lot size of not less than 4,000m², 1 hectare, or 2 hectares.

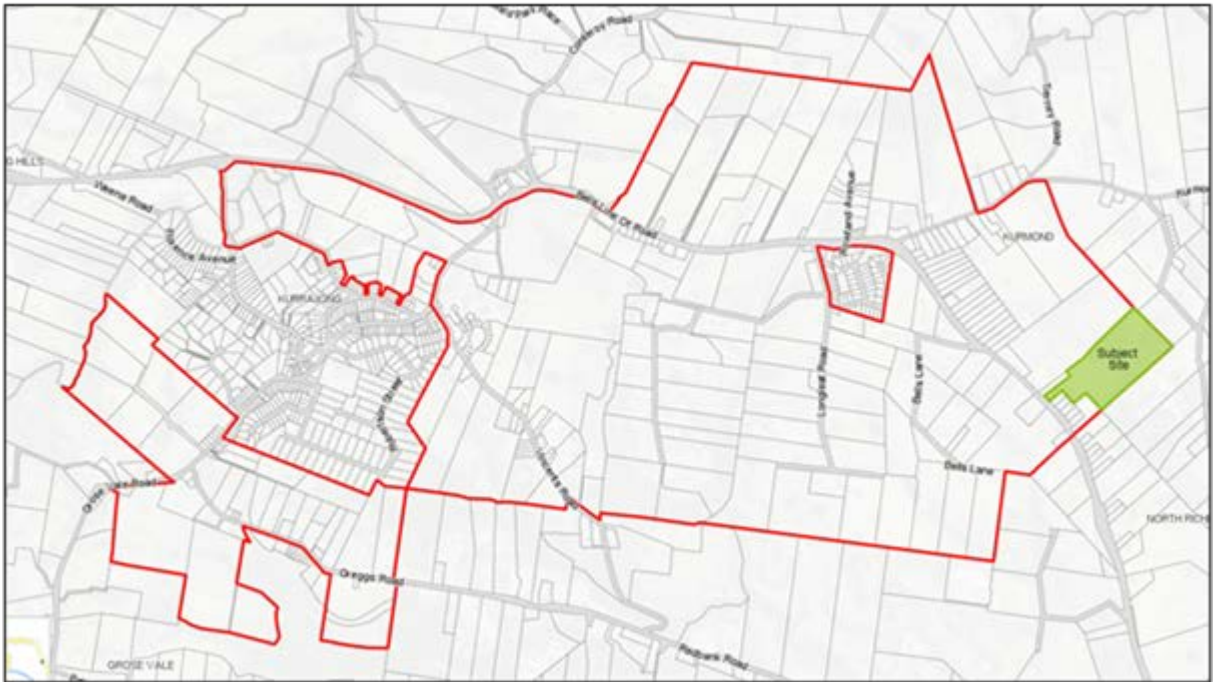


Figure 1 - Location of 2 Inverary Drive, Kurmond within Kurmond Kurrajong Investigation Area

Council resolved to proceed with the making of the plan and publicly exhibit the draft Voluntary Planning Agreement for a minimum of 28 days, and report the outcome of the community consultation to Council following public exhibition.

The original proposal was for a total of 41 lots, which was reduced to 11 lots following the outcome of assessment of the planning proposal. Subsequent to Councils consideration of the matter, the Department of Planning and Environment being the responsible planning authority finalised the LEP Amendment with a further reduction in the lot yield to a total of eight lots.

The future subdivision of the subject site would likely yield eight lots, and therefore there will be increased demand for local and district infrastructure and facilities in the area. Hence, a developer contribution levy towards the provision of local and district infrastructure to meet the increased demand due to the future subdivision of the subject site is considered warranted.

However, there is no current Developer Contribution Plan applying to the subject site. There is also no alternative mechanism currently available for Council to require a development contribution or recover costs associated with the provision of infrastructure in the area from the future subdivision of the subject site other than via Voluntary Planning Agreement.

The current Hawkesbury Section 7.11 (formerly Section 94) Contributions Plan 2015 which came into effect on 4 June 2015 does not apply to the subject site. Therefore, the owner of the subject site has offered to enter into Voluntary Planning Agreement with Council that would result in the payment of a cash contribution to Council to the value of \$30,000 per additional lot. These monetary contributions would enable Council to meet the increased demand for public infrastructure facilities and services.

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Draft Voluntary Planning Agreement

The objective, nature and effect of the draft Voluntary Planning Agreement is for the developer to provide Council with a cash contribution of \$30,000 for each additional residential lot created on the subject site. It is anticipated that contributions collected by Council will be expended on local and district infrastructure and facilities such as, but not necessarily limited to cycleways, bus shelters, landscape and park embellishments and road improvements to serve the needs of the community as a consequence of the development.

Operation of the Voluntary Planning Agreement

The Voluntary Planning Agreement will only operate if and when Council grants development approval(s) to the proposed subdivision of the subject site.

Relevant Legislation

Local Government Act 1993

COMMUNITY ENGAGEMENT

The draft Voluntary Planning Agreement, Explanatory Note and other supporting documentation were placed on public exhibition on “Your Hawkesbury-Your Say” online community engagement site for the period Thursday, 20 January 2022 to Thursday, 17 February 2022. Council received two submissions during the exhibition period which are discussed below.

Submissions

The two submissions received during the public exhibition phase are outlined below:

Submission 1

As the sun sets each night and as we have enjoyed this for many years living a ridge over from Bell's Line of Road, we once viewed beautiful trees and mountain views. Now a runway appears at 396 Bell's Line of Road. The once darkness of the area becomes very well lit and you can see the lighting of this development and the road with the white lines where once open fields were. Building of homes hasn't started yet, so this will be also be an impact. The Kurmond Social restaurant lighting also shines with the new Flood lighting and all of this takes away the ambience of this beautiful area that it is now becoming a suburb of Sydney with no open spaces. Many people have over the years committed on how lucky we are to live in such a beautiful area, over the Hawkesbury river. Kurmond they would comment on when they drove up Bells Line Road they were so pleased to see open fields, it was so pleasing to escape the busy areas of Sydney. Slowly the Green spaces are being subdivided, one after another.

This proposed development will scar the area just as 396 has. Of course just another development to approve that if it also goes through, it will add to the population in an area that is lacking services like Libraries, Pools, Ambulances, Fire stations, Police, Blood Collection services, Doctors, Specialists, - Water, & Garbage collection like green bins for existing properties not far from this development. Redbank Development was approved, with a large increase of population of the area, and still this area over the bridge lacks services. Over this side people travel over the bridge for various services on roads that are poorly maintained. Fire, Police, Ambulances, come from Richmond, Windsor for emergencies.

I will keep this submission short but it will be another sad day to see this area destroyed again by further developments. The existing homes already along Inverary Drive enhance the area so therefore I am not in favour for this development of No 2 Inverary Drive Kurmond.

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Submission 2

Please not any smaller blocks than 4000 sq meters

Response to Submissions

The submissions primarily relate to the development of the land which was considered by Council at its Ordinary Meeting on 23 November 2021 following the outcome of community and relevant government agency consultation associated with the planning proposal and supporting documentation to amend the Hawkesbury Local Environmental Plan 2012.

As outlined above, the original proposal was for a total of 41 lots, which was reduced to 11 lots following the outcome of assessment of the planning proposal. Subsequent to Councils consideration of the matter, the Department of Planning and Environment being the responsible planning authority finalised the LEP Amendment with a further reduction in the lot yield to a total of eight lots. The minimum lot sizes are not less than 4,000m², 1 hectare, or 2 hectares.

As such there are no changes proposed to the draft Voluntary Planning Agreement as a consequence of submissions.

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

5.3 Shaping our Growth

5.3.2 The diverse housing needs our community will be met through research, active partnerships and planned development.

5.8.2 Plan for a balance of agriculture, natural environment and housing that delivers viable rural production and maintains rural character.

FINANCIAL IMPACT

The execution of the Voluntary Planning Agreement attached to this report makes provision for the developer to provide a monetary contribution for the subject site for the provision or improvement of local and district infrastructure and facilities. The funds will be restricted for future infrastructure works, and the total amount of the contribution given the subsequent changes to the proposal made by the Department of Planning and Environment is \$210,000.

Under the Voluntary Planning Agreement, these contributions are linked to the Consumer Price Index, and payable at the rate applicable when payment is scheduled to be paid as detailed within the Agreement.

PLANNING DECISION

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

ATTACHMENTS:

AT - 1 Voluntary Planning Agreement for 2 Inverary Drive, Kurmond – (*Distributed under separate cover*).

oooO END OF REPORT Oooo

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GENERAL MANAGER

Item: 074 **GM - Draft 2022-2042 Community Strategic Plan, Draft 2022-2026 Delivery Program, Draft 2022/2023 Operational Plan and Draft 2022-2032 Long Term Financial Plan - (79351, 95496, 96332)**

Directorate: General Manager

PURPOSE OF THE REPORT:

The purpose of this report is to submit the Draft 2022-2042 Hawkesbury Community Strategic Plan and the associated four-year Draft Delivery Program, the Draft 2022/2023 Operational Plan and the Draft 2022-2032 Long-Term Financial Plan, to Council for approval to place on public exhibition.

EXECUTIVE SUMMARY:

The Community Strategic Plan is a key element of the Integrated Planning and Reporting Framework (IP&R) established by the Local Government Act 1993 (the Act). The Community Strategic Plan is in turn implemented through the four-year Delivery Program, with the annual actions being reflected in the annual Operational Plan.

All councils in NSW use the IP&R framework to guide their planning and reporting activities. The requirements for IP&R are set out in the Local Government Act 1993 (the Act) and the Local Government (General) Regulation 2021 (the Regulation). These documents have been prepared in accordance with the requirements of the Act and the Regulation.

The Community Strategic Plan is the highest level plan that a council will prepare. The purpose of the Plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals.

The Delivery Program is the point where the community's strategic goals are systematically translated into actions. These are the principal activities to be undertaken by the council to implement the strategies established by the Community Strategic Plan within the resources available under the Resourcing Strategy.

The actions proposed to be undertaken in the first year of the Delivery Program, and the associated Estimates of Income and Expenditure are described in the Draft Operational Plan 2022/2023. The Plan also includes the Revenue Policy including the proposed rating structure for 2022/2023.

Council's Long-Term Financial Plan has been reviewed for the period 2022-2032 to reflect current economic and other relevant factors impacting Council's financial performance.

RECOMMENDATION:

That:

1. The Draft 2022-2042 Community Strategic Plan, Draft 2022-2026 Delivery Program, Draft 2022/2023 Operational Plan and the Draft 2022-2032 Long-Term Financial Plan attached as Attachments 1, 2, 3 and 4 to the report be approved for public exhibition and that Council give public notice of the exhibition of the Draft documents for a minimum of 28 days, in accordance with Section 405 of the Local Government Act, 1993.

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2. The Draft 2022/2023 Operational Plan exhibited in accordance with Part 1 to include the rating structure proposed for 2022/2023 with a 0.8% rate-peg and a 2.5% rate-peg, respectively.
3. The documents exhibited in accordance with Part 1, be reported back to Council, post the public exhibition period, to consider any public submissions received and to consider the adoption of this document and to make and fix rates and charges for the year ended 30 June 2023.
4. Council apply for the special variation under Section 508(2) of the Local Government Act, 1993 on the following basis:
 - The application being for a permanent special variation under Section 508(2) of the Local Government Act, 1993.
 - The special variation, if successful, will generate an additional \$0.7M in 2022/2023 and an additional \$8.2M over a period of ten years.
 - The additional income from the special variation is required to maintain service levels included in Council's Long-Term Financial Plan in line with community expectations and maintaining financial sustainability in accordance with the relevant benchmarks.
 - The impact on ratepayers and the community in 2022/2023 and in future years, if the special variation is approved, is reasonable.

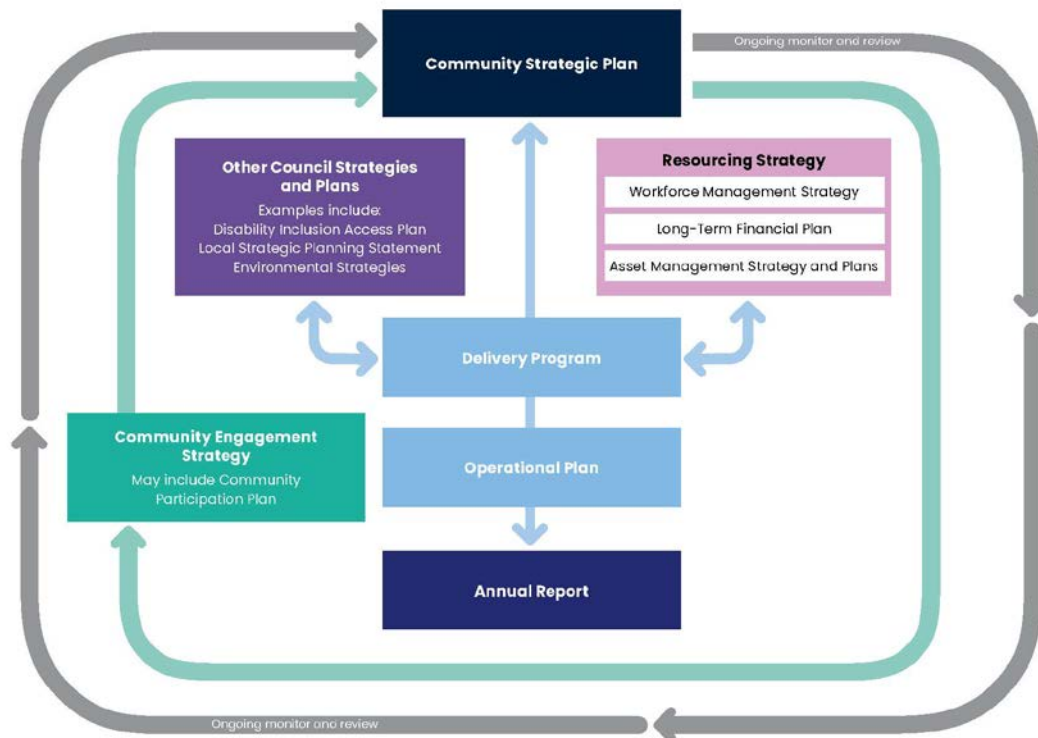
BACKGROUND

1. Integrated Planning and Reporting Framework

The NSW State Government prescribed Integrated Planning and Reporting Framework consists of a hierarchy of plans that guide the operations of Council over the four year term of Council. The hierarchy of these documents is as follows:

- The Community Strategic Plan: The highest-level planning document, which identifies the main priorities and aspirations of the community for the future of the local government area.
- The Delivery Program: Details the key activities to be undertaken by the council to implement strategies established by the Community Strategic Plan over the next four years.
- Resourcing Strategy: Considers the provision of resources required to implement the strategies established by the Community Strategic Plan. It includes provisions for long term financial planning, workforce management planning and asset management planning.
- Operational Plan (annual actions and budget): Details the activities to be engaged in by the Council during the year, and annual budget. It can be considered an annual sub-plan of the Delivery Program.

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The Community Strategic Plan

In accordance with legislative requirements, the newly elected Council is required to review the Community Strategic Plan.

While Council has a custodian role in initiating, preparing and maintaining the Community Strategic Plan on behalf of the Hawkesbury Local Government Area, it is not wholly responsible for its implementation. Other partners, such as state agencies and community groups, may also be engaged in delivering the long-term objectives of the Plan.

As the terms of the current Community Strategic Plan and Delivery Program conclude on 30 June 2021, a review of the Community Strategic Plan was conducted. Once adopted, it will inform the development of Operational Plans in subsequent years.

Reviewing the Community Strategic Plan:

Over the 2018-2022 period, extensive consultation processes with the community have been undertaken in relation to towns and village revitalisation, disaster recovery, community engagement, overall satisfaction and land use planning, amongst many other topics. The key results from all of these engagement activities have been built into the review of this edition of the Community Strategic Plan.

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Level of change:

- The previous Community Strategic Plan is built off five Focus Areas:
 - Our Leadership
 - Our Community
 - Our Environment
 - Our Assets
 - Our Future

In the revised Community Strategic Plan, 'focus area' has been renamed 'Community Outcomes'. To reduce confusion (particularly around the differences between "Our Leadership" and "Our Future", they were combined.

- Assets were listed as a standalone focus area; however our assets are a resource that enables the other four Community Outcomes
- Information currently in the context statements in the Community Strategic Plan have transferred over 'as-is' as Long Term Objectives, so this information has not been lost
- Our new Community Strategic Plan is built off the categories of community, environment, economy and governance. This straightforward approach of describing what we do will be easier to follow and understand for our community. It will also enable the organisation to report better and more robustly against
- The newly revised Community Strategic Plan has four Community Outcomes:
 - A Great Place to Live
 - Valued and Protected Environment and History
 - Strong Economy
 - Reliable Council.

The Draft Community Strategic Planning 2022-2042 is attached as Attachment 1 to this report.

The Delivery Program

The Delivery Program translates the community's strategic goals into actions. These are the principal activities to be undertaken by Council to implement the strategies established by the Community Strategic Plan within the resources available under the Resourcing Strategy.

During the new four-year Delivery Program, there are a number of strategic challenges that will also need to be addressed, including:

- Redbank development
- Vineyard Precinct development
- Jacaranda development
- IPART Review of Domestic Waste Management Service Charges
- NSW Waste & Sustainable Materials Strategy
- NSW Planning Reform Action Plan (including Planning Portal)
- IPART Review of Cemeteries (internment costs and pricing)

The Redbank, Vineyard and Jacaranda developments present a challenge in terms of uncertainty around the timing of development and the associated asset deliver and maintenance implications.

The various NSW State Government and IPART reviews and reforms currently underway or not yet finalised have impacted on the ability to accurately capture the applicable financial implications in Council's Budget and the Long-Term Financial Plan, as well as presenting challenges in regard to unknown future obligations that Council may be accountable to deliver against.

The Draft 2022-2026 Delivery Program is attached as Attachment 2 to this report.

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The Resourcing Strategies

The Community Strategic Plan provides a vehicle for expressing long-term community aspirations. However, these will not be achieved without sufficient resources (e.g. time, money, assets and people) to actually carry them out. The Resourcing Strategies identify these resources within the:

- Long-Term Financial Plan
- Workforce Management Plan
- Asset Management Plan

Long-Term Financial Plan

The Long-Term Financial Plan is the document where long-term community aspirations and goals outlined within the Community Strategic Plan are tested against financial realities. The Long-Term Financial Plan therefore contains a set of financial projections and assumptions covering a 10 year period.

The Long-Term Financial Plan provides a dynamic framework that is revised annually so as to ensure that Council maintains long-term financial sustainability. It also underpins the delivery of Council's core functions and assists in measuring Council's performance in implementing objectives and actions within the Community Strategic Plan.

The Draft Long-Term Financial Plan is attached as Attachment 4 to this report and will be placed on public exhibition along with the Draft Community Strategic Plan 2022-2042, Draft 2022-2026 Delivery Program and the Draft 2022/2023 Operational Plan attached as Attachments 1 to 3 to this report.

Workforce Management Strategy

The Workforce Management Strategy assists Council to plan for the future, anticipate change, and manage the workforce to meet the outcomes of Council's Delivery Program. It provides a framework for making decisions that align with meeting the strategic goals of the community and it identifies how future staffing and skill needs will be met.

The Workforce Management Strategy does not require public exhibition and will be brought to Council post the public exhibition of the Integrated Planning and Reporting documents noted in this report.

Asset Management Plan

Council's infrastructure assets include assets such as roads, bridges, stormwater drainage, sewerage, solid waste, footpaths and cycle-ways, buildings, sporting fields and playgrounds, recreation facilities, parks and reserves. Non-infrastructure assets include land, motor vehicles, plant and equipment, office furniture, office equipment, art works, heritage collections and library books. These assets enable Council to provide residents, businesses and visitors with a wide range of services which attempt to meet their social, economic, environmental and recreational needs.

The Asset Management Plan provides the framework, strategies and processes required to guide the management of assets so as to enable Council to deliver upon the corporate goals and strategies and achieve the outcomes set in the Community Strategic Plan.

The Asset Management Plan does not require public exhibition and will be brought to Council post the public exhibition of the Integrated Planning and Reporting documents noted in this report.

Draft 2022/2023 Operational Plan – Actions

The Draft 2022/2023 Operational Plan details the actions, including associated resources that will be undertaken during 2022/2023 financial year, being the first year of the 2022-2026 Delivery Program. The Plan also details Council's Revenue Policy, incorporating the proposed Rates, Annual Charges, Fees and Charges and Borrowings.

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While the community and organisation had not recovered from floods in 2020 and 2021, the bushfires of 2020/2021 and the ever-present threat of COVID-19, the Hawkesbury was flooded again in March this year.

The Draft 2022/2023 Operational Plan has been significantly impacted by limited financial capacity and the impacts of fires in previous years, Floods, COVID -19, and a very low allowable increase to rating income imposed by the Independent Regulatory and Pricing Tribunal (IPART).

In particular the March 2022 flood has placed a significant layer of additional pressure on the organisation. Assets across the local government area and service delivery have been heavily impacted. Various Council functions will need to continue to focus on community recovery in addition to business-as-usual activities.

The Plan considers the capacity to deliver works and services within the context of these challenges. To ensure the Draft 2022/2023 Operational Plan can be adequately delivered, the Plan is predominantly comprised of business-as-usual activities, the continuation of projects in the current Operational Plan where relevant, and some strategic priorities aimed at building the capacity of the organisation to deliver efficient and effective services to the community. These priorities include a review of identified services, development of a number of strategies and plans and a focus on finalising Plans of Management for Council's parks.

Capital projects are mainly focused on asset renewal, flood recovery and grant funded works.

As the devastation becomes clear, the community has a long road to recovery ahead. It is important to note that investigations into damage (particularly to Council assets) and impacts on the community are continuing to date. Any significant changes to the Draft 2022/2023 Operational Plan due to this will be reported to Council and the community when impacts become clear.

The Draft 2022/2023 Operational Plan lists actions that Council will undertake during the financial year to continue.

This list of actions provides an overview of the key projects and activities that Council undertakes, however, is not an exhaustive list of all activities, services and projects.

The Draft 2022/2023 Operational Plan is attached as Attachment 3 to this report.

2. Draft 2022/2023 Budget Estimates (Budget)

Projected Financial Position

Based on the 2022/2023 Draft Budget Estimates, the consolidated financial position is a projected \$0.9M Surplus, including \$0.8M attributable to the sewer activity. It is to be noted that the projected surplus also includes a one-off \$2.2M income in relation to Round 3 of the Local Roads and Community Infrastructure Program. Excluding this grant and basing Council's budgeted operating result on recurrent revenue only the result would have been a deficit of \$1.2M.

The projected operating revenue is \$95M comprised of:

- Rates and Annual Charges \$71M
- User Charges and Fees \$7M
- Other Revenue \$2M
- Operating Grants \$11M
- Interest Income \$1M
- Other Income \$3M

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The projected operating expenses are \$94M comprised of:

- Employee Costs \$35M
- Materials and Services \$31M
- Borrowing Costs \$0.5M
- Depreciation \$23M
- Other Expenses \$5M

In addition to recurrent income and expenditure, the 2022/2023 Budget Estimates include capital income and expenditure relating to assets, and transfers in and out of restricted funding:

Capital Funding of \$36M comprised of:

- Sale of Assets \$1M
- Depreciation \$23M
- Capital Grants \$12M

Capital Expenses of \$44M comprised of:

- New Assets \$15M
- Asset Renewal \$22M
- Other Assets \$4M
- Plant & Equipment \$3M

Funding from Restricted Funds \$7M

After taking into account the above budget components, the overall Bottom Line Result is nil, or a balanced budget.

Projected Financial Sustainability Measures

Council's financial performance is measured against a set of financial sustainability benchmarks.

The most significant benchmark relates to the Operating Performance Result. This ratio compares operating income with operating expenditure including Depreciation. The benchmark is a nil result, meaning operating income should at least equal operating expenditure.

Other benchmarks are aimed at ensuring that Council's assets are maintained at a satisfactory standard. These ratios are the Infrastructure Renewal Ratio, the Infrastructure Backlog Ratio and the Asset Maintenance Ratio.

The Debt Service Ratio is the benchmark to guide the appropriate level of debt.

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Table 1 provides the projected sustainability measures based on the 2022/2023 Budget Estimates.

Table 1 – Projected Financial Sustainability Measures

Measure	Benchmark	2022/2023 Projected
Operating Performance Ratio	At least break even over long-term	0.002
Own Source Revenue	60% minimum level of own source revenue	76.7%
Infrastructure Renewal Ratio	Ratio >100% renewals=depreciation	136.1%
Infrastructure Backlog Ratio	Ratio of less than 2% (of write down value)	1.5%
Asset Maintenance Ratio	Ratio of >100% to prevent deterioration	93.5%
Debt Service Ratio	Up to 20% of revenue	4.3%

Amounts reported in the Operational Plan documents are consolidated and include the Sewer activity financials. The above measures are calculated without the Sewer activity, in accordance with the prescribed formulae to be used.

Council is forecasted to meet all the sustainability benchmarks except for the Asset Maintenance Ratio. As a result of Council not being able to complete asset renewal as scheduled due to both resourcing and impact of fire, flood and COVID-19, the amount required to maintain assets has increased above a level Council is able to fund. It is anticipated that as resourcing and scheduling of works is addressed, renewal will be caught up and over time this ratio will improve.

Budget Challenges

The development of a budget to support the delivery of Council's services and works was particularly challenging due increases in income not being adequate to address increases in expenditure.

Council's main income source is Rates. The allowable increase in total Rates income from one year to the next (rate-peg) is determined by IPART. For 2022/2023 the allowable increase for this Council was 0.8%, including 0.1% as a population growth factor. This increase equates to an additional \$345K. This increase is not sufficient to offset unavoidable increases in expenditure including, but not limited to, contractual and employment increases and insurance costs which alone amount to in excess of \$1M.

IPART Program

The rate-peg amount excluding the population growth factor of 0.7% has raised significant concern for many NSW councils, especially low growth councils like Hawkesbury City. In acknowledgement of this concern, the Office of Local Government have recently advised councils that they can apply to IPART to increase the rate peg. The increase applied for can be for 2022/2023 only or permanently retained in the Rates income. Applications are required to be lodged by 29 April 2022, with the outcome being advised no later than 21 June 2022.

A permanent increase, if approved, would generate an additional \$0.7M for 2022/2023 with a total additional \$8.2M over 10 years. Should Council opt for the increase on a temporary basis, this will generate \$0.7M for 2022/2023 only.

The additional income from the special variation is required to maintain service levels included in Council's Long-Term Financial Plan in line with community expectations and maintaining financial sustainability in accordance with the relevant benchmarks. Whilst the Draft 2022/2023 Operational Plan has been based on a 0.8% rate-peg increase, this was only achieved through a reduction in real terms in funding available to provided Council services. This low rate-peg, if not addressed, will continue to have an adverse impact

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on Council's ability to deliver services and works in line with the community's expectation whilst remaining financially sustainable.

The impact on ratepayers and the community in 2022/2023 and in future years, if the special variation is approved is an average increase of \$20.78 per property, and is considered reasonable.

2022/2023 Budget Inclusions

In order to maintain a balanced Budget, the 2022/2023 Operational Plan is mainly based on business- as-usual activities. Expenditure budgets were maintained at the same level as the current financial year, reduced, or, where unavoidable, increased by a minor factor to reflect contractual increases. A review of discretionary budget allocations was also undertaken with some current programs being removed from the 2022/2023 budget. Capital Works are focused on asset renewal, flood recovery and grant funded works.

The Draft 2022/2023 Budget is predominantly allocated to routine works and services associated with core Council business:

• Waste Management and Resource Recovery	\$32.4M
• Road Infrastructure	\$37.2M
• Community and Culture	\$21.6M
• Public Spaces, Parks, Sports and Recreation	\$17.0M
• Strategic Planning	\$8.7M
• Corporate Services	\$18.6M
• Regulatory and Community Safety	\$2.2M

The above budget allocations include the depreciation cost as well as the cash amount allocated.

The 2022/2023 Draft Budget includes \$4.7M for a number of mandatory contributions to other levels of government, including Section 88 Fees (Waste Levy), the Emergency Services Levy, and the Sydney Regional Development Fund Levy.

The 2022/2023 Draft Budget includes \$2M allocated to services provided through third parties including Hawkesbury Sports Council, Hawkesbury Oasis and Fitness Centre, Hawkesbury River County Council, Peppercorn Services, McMahons Park Committee and Colo Heights Hall Committee.

The 2022/2023 Draft Budget includes allocations for sponsorship programs, including \$65K for the Event Sponsorship Program, and \$79K for Section 356 Financial Assistance Programs:

• Community Sponsorship Program	\$42K
• Women's' Cottage Rent	\$22K
• UWS Scholarship	\$15K

Council's Section 356 Financial Assistance Program has traditionally included an allocation of \$26K for Sister City Programs. This allocation was reviewed within the context of value to the overall community and it was determined that better value could be achieved through redirecting this funding to other Council programs.

In 2022/2023, Council will continue to contribute to and participate in a number of regional relationships including WSROC, the Western Parklands Councils Alliance and the Resilient Sydney Partnership. A total of \$188K has been allocated for participation in regional activities.

In response to the natural disasters and the COVID-19 Pandemic, \$0.1M has been allocated to the Emergency Response and Resilience Reserve. The total Reserve balance after this allocation will be \$482K. This Reserve is aimed at supporting Council's ability to respond to emergency situations, the costs of which may not be covered by insurance or funding from other levels of government. The Draft Budget includes funding for Council's Emergency and Resilience Coordinator. The option to fund this position through an Emergency Charge, similar to Blue Mountains Council was not supported by the Minister for

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Local Government. Accordingly, it was necessary to allocate funding for this resource from Council's existing funding for all its works and services.

Capital Works

Capital projects proposed to be undertaken in 2022/2023 total \$44M and are mainly focused on asset renewal, flood recovery and grant funded works. At the time of preparing the Operational Plan, the full impacts of the March 2022 Flood are yet to be determined. Damage assessments are still underway, along with information regarding available grant funding and Natural Disaster Claim applications. Some major works associated with the March 2021 flood are also still outstanding. Additionally, the potential to claim on Council's insurance policy is also being assessed. Taking into consideration the likely works arising from the most recent flood, outstanding works from the March 2021 flood, and recently announced grant programs, it is envisaged that Council's total capital program is likely to be in the vicinity of \$135M. The necessary budget adjustments will be processed through Quarterly Budget Reviews during 2022/2023.

As details of some of the works are still being determined, some projects have been combined into programs. A re-prioritised program with specific work to be undertaken will be presented to Council once all information has been collated.

The 2022/2023 capital works program includes \$16.4M for Roads Infrastructure, \$6.9M for Parks and \$7.5M for Buildings. A further \$6.1M is included for necessary upgrading and renewal of sewer infrastructure.

A total of \$6.9M is included for non-infrastructure assets including cultural resources, information technology and plant and fleet.

Council's prioritised works program is based on set criteria and associated asset modelling. The 2022/2023 Budget includes an allocation of funding to undertake condition audits to better inform future asset management plans and consequently future reviews of the Long-Term Financial Plan. In light of the floods in the last two years these audits will need to be aligned with flood recovery works.

Some major works, including the continuation of works commenced in the current financial year, and/or continuing in 2023/2024 are as follows:

Major Works	2021/2022	2022/2023	2023/2024
• New Fire Control Centre	\$265K	\$4.0M	\$4.0M
• North Richmond Community Centre	\$87K	\$1.0M	\$1.6M
• Mitchell Street, Glossodia Drainage		\$0.5M	\$0.5M
• Sealing of Packer Road	\$50K	\$2.2M	
• Sealing of Douglas Street	\$50K	\$0.5M	
• Sealing of 6 Roads		\$0.3M	\$5.6M
• Road Rehabilitation Program		\$7.8M	
• Hereford Street Drainage		\$0.4M	
• Guardrail Replacements		\$0.6M	
• Fernadell Park – Stage 1	\$50K	\$2.0M	\$2.2M
• Woodbury Reserve	\$50K	\$0.4M	
• Deerubbin Park	\$1.1M	\$0.3M	
• Colbee Park	\$50K	\$0.6M	
• Colonial Reserve	\$250K	\$0.4M	
• Argyle Bailey Reserve Bridges		\$0.8M	

The sealing projects include Greens Road, Upper Colo Road, Wheelbarrow Ridge Road, Portland Head Road, Roberts Creek Road and Evans Road. A full list of all capital works is included in the Draft 2022/2023 Operational Plan attached as Attachment 3 to this report.

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3. 2022-2032 Long-Term Financial Plan

Council's Long-Term Financial Plan has been reviewed and is being submitted for endorsement to be publicly exhibited. The reviewed Long-Term Financial Plan is based on the Draft 2022-2026 Delivery Program. Sensitivity analysis has been undertaken regarding a number of matters that can significantly impact on Council's ability to maintain its current service levels and financial sustainability in future years.

A critical assumption in Council's Long-Term Financial Plan is the allowable increase in rating income from one year to the next (rate-peg). The rate-peg announced for 2022/2023 for Council is 0.8%. However, Council can apply under the Program announced by IPART to increase this rate-peg to 2.5%. The difference between the two levels is \$0.7M for 2022/2023, and \$8.2M over a period of ten years. The level of rating income will be a major driver of services, services and works delivered by Council over the next ten years, and Council's capacity to maintain financial sustainability.

The inflation rate is another variable that will have a significant impact on the Long-Term Financial Plan. For 2022/2023 an inflation factor of 1.7% has been included in budget estimates. Based on recent economic trends it is likely that the inflation factor will be higher for 2022/2023 and future years. It is further noted that over recent months significant cost escalations are being observed in particular in regard to imported goods and materials and associated contracts. These escalations can be attributed to the ongoing impact of COVID-19 and more recently the conflict in Ukraine.

Another issue that is currently a concern for many councils is IPART's review of the Domestic Waste charges. Depending on the outcome of the review councils could potentially be faced with a limit on income that can be raised to fund the cost of providing the domestic waste service. As the costs to provide the service are likely to continue to increase more than proposed increases allowed in regard to income, the shortfall will place significant pressure on this service.

In 2022/2023 Council will be undertaking a number of service reviews in line with the Integrated Planning and Reporting Requirements. The outcome of these reviews is unknown at the time of reviewing the Long-Term Financial Plan, however will be built in the future years' reviews. For the purpose of sensitivity analysis only, the funding for a service that is very important to parts of our community and that comes at a significant cost to Council has been included as a variable when modelling the various scenarios.

The 2023-2032 Long-Term Financial Plan addresses three potential scenarios, summarised below. Full details and financial modelling applicable to each respective scenario is included in Attachment 4 to this report.

Scenario 1 – Pessimistic Scenario

This scenario is based on the following assumptions:

- Rate-Peg of 0.8% in 2022/2023 and 2.5% from 2023/2024 onwards
- Inflation Rate of 3.5%
- Domestic Waste Charges limited to 1.1% annual increase and no rebalancing from General Fund allowed (recoupment of the shortfall in funding resulting from limit on income through an increased general rates peg)
- Lower Portland Ferry service retained but no longer funded by NSW State Government

Under this scenario, Council will experience ongoing Deficits from \$1.3M in 2023/2024 to \$2.9M in 2031/2032 and will not meet the Operating Performance Ratio each year over the next 10 years after 2022/2023. Council is likely to have a funding gap in regard to its infrastructure funding and will therefore need to restrict the level of asset maintenance and renewal. Service rationalisation is highly likely to be required to ensure ongoing financial sustainability. In addition, the on-going funding shortfall will result in continuing deterioration of the condition of the community infrastructure and therefore reduce service levels. Cashflow remains satisfactory throughout the ten-year period as a result of borrowings amounting to \$25M undertaken between 2022/2023 and 2024/2025. Unrestricted funds will drop significantly and at this stage are projected to be \$0.4M in deficit as at 2031/2032.

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Based on this scenario Council would not be considered as financially sustainable.
Scenario 2 – Likely Scenario

This scenario is based on the following assumptions:

- Rate-Peg of 2.5% in 2022/2023 and onwards
- Inflation Rate of 3.5%
- Domestic Waste Charges not limited to 1.1% annual increase and rebalancing from General Fund not allowed (recoupment of the shortfall in funding due to prescribed allowable basket of goods through an increased general rates peg)
- Lower Portland Ferry service retained and funded by NSW State Government

Under this scenario, Council will continue to have a positive Operating Performance Result, with minor surpluses of under \$1M being maintained each year, meeting the Operating Performance ratio benchmark each year. These results will, however, only be achieved if Council is granted the rate-peg increase of 2.5% in 2022/2023. Council is likely to have a funding gap in regard to its infrastructure funding in outer years and may need to restrict the level of asset renewal in line with funding available.

Cashflow remains satisfactory throughout the ten-year period as a result of borrowings amounting to \$25M undertaken between 2022/2023 and 2024/2025. Unrestricted funds will drop significantly, but remain positive, over the ten-year period.

Based on this scenario Council is considered to be able to remain financially sustainable; however this position is very susceptible to change to Council no longer being financially sustainable in the long term.

Scenario 3 – Optimistic Scenario

This scenario is based on the following assumptions:

- Rate-Peg of 2.5% in 2022/2023 and onwards
- Inflation Rate of 2.5%
- Domestic Waste Charges not limited to 1.1% annual increase and rebalancing from General Fund allowed (recoupment of the shortfall in funding due to prescribed allowable basket of goods through an increased general rates peg)
- Lower Portland Ferry service retained and funded by NSW State Government

Under this scenario, Council will continue to have a positive Operating Performance Result, with minor surpluses of in the vicinity of \$1M being maintained each year, growing to a surplus of \$1.7M in 2031/2032, meeting Operating Performance ratio benchmark each year. These results will, however, only be achieved if Council is granted the rate-peg increase of 2.5% in 2022/2023, and inflation is maintained at 2.5%. Capital expenditure will drop slightly in later years. This reduction will be required to maintain a balanced budget position overall. The infrastructure backlog will not be met in the last two years of this LTFP, projected to be at just below the benchmark at 2.4% in 2031/2032. Asset maintenance will either meet or be just under the benchmark in all years.

Cashflow remains satisfactory throughout the ten-year period as a result of borrowings amounting to \$25M undertaken between 2022/2023 and 2024/2025. Unrestricted funds will drop significantly, but remain positive, over the ten-year period.

Based on this scenario Council is considered to be able to remain financially sustainable.

4. Revenue Policy

The Draft 2022/2023 Operational Plan sets out the rating structure for the financial year, the annual charges that will apply, and details user fees and charges proposed for the year.

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General Rates 2022/2023

Council's current rating structure provides for three different types of ordinary rates: residential, farmland and business. The business category includes three sub-categories based on defined business areas. The rate type applicable to a particular property is determined on the basis of the property's rating categorisation. All properties are categorised in accordance with the provisions set out in the Local Government Act 1993.

Council levies general land rates on properties in its Local Government Area predominantly based on an ad valorem basis. This means that rates applicable to each property are determined by reference to the latest land value provided by the NSW Valuer General, multiplied by the rate in the dollar set by Council for the year.

For the 2022/2023 year the rate peg of 0.8% has been applied to Council's rating income.

The rates applicable to each property are based on land valuations, as determined by the NSW Valuer General. The NSW Valuer General revalued properties in the Local Government Area in 2019, with those values first being used for the 2020/2021 Operational Plan, commencing 1 July 2020, and being applicable for the last time in 2022/2023. New land valuations are due to be provided by the NSW Valuer General in late 2022, with these values being applicable from the 2023/2024 financial year for a period of three years.

The current rating structure is based on:

- Residential, Business, Farmland Categories
- All Residential Category rated on the same basis
- Residential Rates : Base Rate at 30% plus an ad valorem rate applied to land value
- Three Business Sub-Categories, all Sub-Categories rated on the same basis
- Business Rates: Base Amount same as Residential plus an ad valorem rate set at 200% of Residential rate applied to land value
- Farmland Rates: Base Amount same as Residential plus an ad valorem rate set at 90% of the Residential.

Table 2 provides a rating summary based on the current rating structure being maintained in 2022/2023, with a Base Rate of 30% and 0.8% rate-peg increase:

Table 2 – Rating Summary – Base Amount 30% and 0.8% Rate-Peg

Rate Category/ Sub-Category	No. of Properties	Rateable Land Value	% Land Value	Notional Yield	% of Notional Yield	Ad valorem Rate in \$	Base Amount	Base Amount % of Yield
Residential	24,615	\$12,261,844,321	85.94%	\$36,368,372	83.22%	0.00207668	\$443	29.98%
Business Area 1	814	\$534,127,573	3.74%	\$2,579,026	5.90%	0.00415336	\$443	13.98%
Business Area 2	390	\$314,133,149	2.20%	\$1,477,478	3.38%	0.00415336	\$443	11.69%
Business Area Other	413	\$285,971,925	2.00%	\$1,370,703	3.14%	0.00415336	\$443	13.35%
Farmland	625	\$871,682,200	6.11%	\$1,906,059	4.36%	0.00186901	\$443	14.53%
Total	26,857	\$14,267,759,168	100%	\$43,701,638	100%			

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Table 3 provides a rating summary based on the current rating structure being maintained in 2022/2023, with a Base Rate of 30% and assuming a 2.5% rate-peg increase is approved by IPART:

Table 3 – Rating Summary – Base Amount 30% and 2.5% Rate-Peg

Rate Category/ Sub-Category	No. of Properties	Rateable Land Value	% Land Value	Notional Yield	% of Notional Yield	Ad valorem Rate in \$	Base Amount	Base Amount % of Yield
Residential	24,615	\$12,261,844,321	85.94%	\$36,980,386	83.22%	0.00211254	\$450	29.95%
Business Area 1	814	\$534,127,573	3.74%	\$2,623,032	5.90%	0.00422508	\$450	13.96%
Business Area 2	390	\$314,133,149	2.20%	\$1,502,738	3.38%	0.00422508	\$450	11.68%
Business Area Other	413	\$285,971,925	2.00%	\$1,394,104	3.14%	0.00422508	\$450	13.33%
Farmland	625	\$871,682,200	6.11%	\$1,938,567	4.36%	0.00190129	\$450	14.51%
Total	26,857	\$14,267,759,168	100%	\$44,438,827	100%			

The impact of the increase in the rate-peg from 0.8% to 2.5%, based on a 30% Base Rate structure is on average \$20.78 per property.

Change to Base Rate from 30% to 50%

Council could consider increasing the Base Rate to 50% to further minimise the influence of land value on rates payable by individual properties and impact of land valuation changes in revaluation years.

An increase of the Base Rate from 30% to 50% will result in a median increase in rates of \$116 for 18,081 properties, and a median decrease in rates of \$119 for 6,534 properties. Table 4 shows the change in the 2022/2023 Residential Rates, based on 0.8% rate-peg and various levels of Base Rate, for some selected suburbs.

Table 4 – Change Base Rate from 30% to 50%

Locality	No. of Properties	Median Land Value	Median Rate 2021/2022	10% Base Rate Median Rate 2022/2023	20% Base Rate Median Rate 2022/2023	30% Base Rate Median Rate 2022/2023	35% Base Rate Median Rate 2022/2023	40% Base Rate Median Rate 2022/2023	45% Base Rate Median Rate 2022/2023	50% Base Rate Median Rate 2022/2023
BOWEN MOUNTAIN	588	\$242,000	\$938	\$773	\$859	\$946	\$990	\$1,035	\$1,081	\$1,126
BLIGH PARK	2,245	\$344,000	\$1,148	\$1,039	\$1,097	\$1,157	\$1,188	\$1,219	\$1,251	\$1,282
RICHMOND	2,193	\$350,000	\$1,161	\$1,054	\$1,112	\$1,170	\$1,200	\$1,230	\$1,261	\$1,291
MCGRATHS HILL	895	\$362,000	\$1,185	\$1,086	\$1,140	\$1,195	\$1,223	\$1,252	\$1,281	\$1,309
NORTH RICHMOND	2,614	\$370,000	\$1,202	\$1,106	\$1,158	\$1,211	\$1,239	\$1,266	\$1,294	\$1,322
WINDSOR	723	\$400,000	\$1,264	\$1,184	\$1,229	\$1,274	\$1,297	\$1,320	\$1,344	\$1,367
WILBERFORCE	988	\$428,000	\$1,321	\$1,257	\$1,294	\$1,332	\$1,351	\$1,371	\$1,390	\$1,410
KURRAJONG	1,128	\$552,000	\$1,577	\$1,580	\$1,584	\$1,589	\$1,592	\$1,594	\$1,597	\$1,599
PITT TOWN	1,272	\$661,250	\$1,802	\$1,864	\$1,840	\$1,816	\$1,804	\$1,791	\$1,779	\$1,766
WINDSOR DOWNS	358	\$896,000	\$2,286	\$2,475	\$2,390	\$2,304	\$2,259	\$2,215	\$2,169	\$2,124
MARAYLYA	245	\$1,150,000	\$2,810	\$3,135	\$2,985	\$2,831	\$2,752	\$2,673	\$2,592	\$2,512
OAKVILLE	572	\$1,520,000	\$3,573	\$4,098	\$3,851	\$3,600	\$3,470	\$3,340	\$3,208	\$3,077

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Table 5 below summarises rating information based on a rating structure including a 50% Base Rate and 0.8% rate-peg increase.

Table 5– Rating Summary – Base Amount 50% and 0.8% Rate-Peg

Rate Category/ Sub-Category	No. of Properties	Rateable Land Value	% Land Value	Notional Yield	% of Notional Yield	Ad valorem Rate in \$	Base Amount	Base Amount % of Yield
Residential	24,615	\$12,261,844,321	85.94%	\$37,345,498	85.46%	0.00152603	\$757	49.9%
Business Area 1	814	\$534,127,573	3.74%	\$2,246,387	5.14%	0.00305206	\$757	27.43%
Business Area 2	390	\$314,133,149	2.20%	\$1,253,983	2.87%	0.00305206	\$757	23.54%
Business Area Other	413	\$285,971,925	2.00%	\$1,185,444	2.71%	0.00305206	\$757	26.37%
Farmland	625	\$871,682,200	6.11%	\$1,670,317	3.82%	0.00137343	\$757	28.33%
Total	26,857	\$14,267,759,168	100%	\$43,701,630	100%			

Table 6 summarises rating information based on a rating structure including a 50% Base Rate and assuming a 2.5% rate-peg increase is approved by IPART.

Table 6 – Rating Summary – Base Amount 50% and 2.5% Rate-Peg

Rate Category/ Sub-Category	No. of Properties	Rateable Land Value	% Land Value	Notional Yield	% of Notional Yield	Ad valorem Rate in \$	Base Amount	Base Amount % of Yield
Residential	24,615	\$12,261,844,321	85.94%	\$37,963,703	85.43%	0.00155838	\$766	49.67%
Business Area 1	814	\$534,127,573	3.74%	\$2,288,272	5.15%	0.00140254	\$766	27.25%
Business Area 2	390	\$314,133,149	2.20%	\$1,277,818	2.88%	0.00140254	\$766	23.38%
Business Area Other	413	\$285,971,925	2.00%	\$1,207,664	2.72%	0.00140254	\$766	26.2%
Farmland	625	\$871,682,200	6.11%	\$1,701,321	3.83%	0.00311676	\$766	28.14%
Total	26,857	\$14,267,759,168	100%	\$44,438,777	100%			

The impact of the increase in the rate-peg from 0.8% to 2.5%, based on a 50% Base Rate structure is on average \$22.55 per property.

Annual Charges

In addition to General Rates, Annual Charges for the Waste Services and Sewerage, or Sullage services are applicable. The increases for these charges generally reflect the cost of delivering the respective programs and the necessary funding to be maintained for future asset renewal. Management regularly reviews these programs and the long-term strategic direction to ensure these services are delivered in the most cost-effective way.

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Waste Management Services Charges

The Domestic Waste Management Service for 2022/2023 includes the applicable bin service, the recycling bin service, the kerbside collection service, and, if applicable, the green waste service.

Based on a full cost recovery basis calculation, an increase in the annual charges for the waste service of 5% is required. Commercial Waste Collection charges have been increased by 2.5%.

Sewerage Charges

In accordance with legislative requirements, Council maintains an externally restricted reserve for the Sewerage Management Program. All funds received through annual sewerage charges are quarantined to fund the ongoing operational costs incurred in providing the service, the ongoing network maintenance and renewal, and major capital works planned for future years. This is reflected in a 10 Year Plan and the required charge for 2022/2023 is based on ensuring sufficient funds are available to address recurrent costs and future capital requirements, taking into account current reserve levels. Based on these projections, it is proposed that a sewerage charge increase of 2.5% be made for the 2022/2023 financial year.

Sullage Charges

Council engages a contractor to provide a sullage pump out service to properties that are not serviced by Sydney Water or Council's sewerage network and do not have on-site sewerage management facilities.

Council maintains an internally restricted reserve to fund its Sullage Program. All funds received in relation to sullage charges are quarantined to fund the operational costs of running the Program.

Sullage Charges reflect cost-recovery of the cost to provide the service through a tendered contract and cannot be used for any other purpose.

As part of the Draft Operational Plan process, the sullage current and projected reserve balances have been assessed and this has resulted in the proposed increase of 2.5% being required to ensure sufficient funds are available to fund the program and associated future costs.

Stormwater and Drainage Charges

To enable Council to provide effective management of water quality and quantity from urban runoff, funding is collected from urban areas through specific charges. These are detailed below:

Stormwater Management Service Charge

The Office of Local Government released guidelines in July 2006 that provide assistance to councils to raise additional funding through the Stormwater Management Service Charge to support them in improving the management of urban stormwater in NSW. This follows the gazettal of the Local Government Amendment (Stormwater) Act 2005. The income raised from this charge can only be used to undertake new/ additional stormwater management services.

It is proposed to continue applying this charge to relevant properties.

It is projected that this charge will enable an additional \$515K worth of new stormwater infrastructure, \$15K towards a water quality testing program, and \$49K for enhanced maintenance of stormwater infrastructure assets.

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Drainage Management Charge

The previously discussed Stormwater Charge does not apply to North Richmond (Redbank) area.

A Drainage Management Charge applies to the Redbank Development Area, proposed to be \$30 per lot for the 2022/2023 financial year. This amount will be reviewed on an annual basis to ensure that maintenance costs associated with the contemporary stormwater management infrastructure within the area are recovered. The maintenance required within the Redbank Development Area is greater than the current maintenance required across the remaining Local Government Area, with specific costs associated with the management of the Key Line Drainage System.

The estimated yield from Drainage Management charge is \$28,380.

Rates and Charges Concessions

Concessions on rates and charges are available to eligible pensioners. Council has in excess of 3,200 eligible pensioners who receive concessions on their annual rates and charges. Council also offers a number of rating concessions to pensioners over and above the mandatory concessions. No State Government subsidy is received against these additional concessions.

Ordinary Rates and Domestic Waste Management

The Act provides for pension rebates of up to 50% of the aggregated ordinary rates and domestic waste service charges, to a maximum of \$250. Council is reimbursed 55% of this concession by the State Government, and funds the remaining 45% (up to \$112.50 per property).

Sewerage Charge

A concession based on 50% of the applicable charge is available to eligible pensioners who are subject to the residential sewerage connection charge. The mandatory concession relating to the sewerage charges is \$87.50 of which the State Government provides a reimbursement to Council of 55% (\$48.13). This amount has remained unchanged since 1989. Council funds the remaining mandatory concession amount plus an additional amount to bring the total concession amount to 50% of the applicable charge per property.

Sullage Service

Council provides eligible pensioners with a pensioner concession based in 50% of the applicable sullage charge. The rebate is fully funded by Council.

Fees and Charges

The Draft 2022/2023 Operational Plan also includes a full list of Council's Fees and Charges for the various services provided by Council. Fees and charges are reviewed each year and are updated as required to reflect the current cost of providing the service, any applicable statutory limit and any other relevant factors.

5. Adoption of Budget for Year Ended 30 June 2023

If Council approves the Draft 2022-2042 Hawkesbury Community Strategic Plan and the associated four year Draft Delivery Program, the Draft 2022/2023 Operational Plan and the Draft 2022-2032 Long-Term Financial Plan for public exhibition at this Meeting, it is anticipated that advertising of the Draft documents will commence shortly afterwards for the minimum 28 day period. During the exhibition period, any person may make a submission to Council.

At this time, Council has a scheduled Meeting on 14 June 2022 to consider submissions received and to adopt the exhibited documents, as amended, if appropriate, and make and fix the rates and charges for the year ended 30 June 2023.

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The Office of Local Government has advised that the outcome of the application to increase the rate-peg 2.5% will be advised by no later than 21 June 2022.

COMMUNITY ENGAGEMENT

It is proposed that the Draft 2022-2042 Hawkesbury Community Strategic Plan and the associated four year Draft Delivery Program, the Draft 2022/2023 Operational Plan and the Draft 2022-2032 Long-Term Financial Plan be placed on public exhibition for the minimum 28 day period.

The public exhibition of these documents will be advertised through:

- Newspaper
- Council's website
- Social Media
- YourHawkesbury-YourSay

Submissions can be made in writing or through YourHawkesbury-YourSay.

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.

1.3.3 Decisions relating to determining priorities will be made in the long-term interests of the community.

FINANCIAL IMPACT

The adoption of the recommendation in this report will result in the Draft 2022/2023 Operational Plan, including the Revenue Policy, and 2022-2032 Long-Term Financial Plan as outlined in this report and detailed within the attachment, being placed on exhibition, and subject to Council resolutions arising and public submissions received, being adopted for the financial year.

ATTACHMENTS:

AT - 1 Draft Community Strategic Plan 2022-2042 - *(Distributed under separate cover).*

AT - 2 Draft 2022-2026 Delivery Program - *(Distributed under separate cover).*

AT - 3 Draft 2022/2023 Operational Plan - *(Distributed under separate cover).*

AT - 4 Draft 2022-2032 Long-Term Financial Plan - *(Distributed under separate cover).*

oooO END OF REPORT Oooo

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CITY PLANNING

Item: 075 **CP - Council Submission on Draft Western Parkland City Blueprint and Economic Development Roadmap - (95498, 122414)**

Previous Item: 058, Ordinary (27 February 2018)
 205, Ordinary (28 August 2018)

Directorate: City Planning

PURPOSE OF THE REPORT:

The purpose of this report is to seek Council endorsement of a submission to the Western Parkland City Draft Blueprint and Economic Development Roadmap, exhibited by the Western Parkland City Authority.

EXECUTIVE SUMMARY:

The Western Parkland City Authority (Authority) released the Draft Blueprint and Roadmap for exhibition early December 2021. These documents are open for public comment until 31 March 2022 and Councils have been granted an extension until 28 April 2022. The document has been attached as Attachment 1 to the report

The Draft Blueprint presents a vision for the Western Parkland City as a green, connected and advanced Parkland City. It seeks to provide a series of directions and priorities for Government investment and actions that are required to deliver this vision. The draft Roadmap provides an overarching strategy on how to maximise economic growth opportunities for the Western Parkland City, focusing on key industry sectors.

In assessing the document, the eight Western Parkland City councils have agreed to submit a joint submission while also preparing their individual submissions. The joint submission was not ready at the time of drafting this report and will be sent to Councillor's separately. This report therefore only covers issues/comments relevant to Hawkesbury.

The following summarises the key issues/comments within the submission:

- Where does the Blueprint fit within the planning hierarchy for instance the Greater Sydney Regional Plan, Western City District Plan and Future Transport 2056, Council's Community Strategic Plan and Local Strategic Planning Statements?
- How does the Blueprint link to State strategic planning and budgeting processes? What funding has been committed to the delivery of the Blueprint and Roadmap?
- What criteria or assessment process will be used to prioritise the 47 priorities and how will the various Council projects listed in the Appendix be considered or prioritised?
- How will existing infrastructure gaps be addressed?
- What is the next step with the Economic Roadmap and how will this build off the current economic strengths and priorities?

RECOMMENDATION:

That Council endorse the submission to the Draft Blueprint and Economic Development Roadmap attached as Attachment 2 to the report, and a copy be forwarded to the Western Parkland City Authority by 28 April 2022.

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BACKGROUND

The Authority has responsibility to facilitate the delivery of the Bradfield city centre and support the growth of the Western Parkland City. It has prepared the Draft Blueprint and Economic Roadmap to guide this work.

The preparation of the Blueprint commenced in late 2020. At the same time Councillor Briefings were undertaken to introduce the Authority's priorities for the coming 12 months, which included preparation of the Blueprint and Economic Development Strategy to support a city-wide focus. A series of workshops were facilitated by the Authority to gain input from all three levels of government. At the outset clarity was sought about the purpose, target audience and role of the Blueprint. Through the engagement sessions Council officers from Hawkesbury attended various meetings to ensure that local issues were raised and recorded for consideration in the Blueprint. These issues covered a range of matters as per their directions including but not limited to:

- Green - catchments and waterways; biodiversity; green grid, open space and tree canopy
- Connected - utilities, roads, transport, evacuation, housing diversity
- Advanced - connection to jobs at new airport, digital, education and training, community resilience and connection.

DISCUSSION

The Draft Blueprint presents a vision for the Western Parkland City as a green, connected and advanced Parkland City. It provides a series of directions and priorities for Government investment and actions that are required to deliver this vision. The draft Roadmap provides an overarching strategy for how to maximise economic growth opportunities for the Western Parkland City, focusing on key industry sectors.

The Authority advises that the Draft Blueprint continues the fundamental shift away from incremental planning and puts forward the next set of short-and medium-term priorities for Government investment that will leverage the initial \$20 billion infrastructure investment and help to achieve the Parkland City vision. That the Blueprint has been compiled by analysing the gaps in services and infrastructure, the pipeline of future projects slated for investigation, and the opportunities for new and augmented government action. Appendix A in the Western Parkland City Draft Blueprint sets out preliminary inputs by local government areas (LGA) that may be considered for future investigation, coordination and/ or investment to support the delivery of the Parkland City.

The following themes of Green, Connected and Advanced have been identified and under each theme has a series of directions. Each set of directions is accompanied by priorities for Government action that is required to deliver the ambition of the Parkland City vision first established in the Greater Sydney Region Plan.

The Authority is seeking feedback on key areas of the Draft Blueprint and Economic Development Roadmap.

Council's response to the draft Blueprint is summarised below:

- 1. Where does the Blueprint fit within the planning hierarchy for instance the Greater Sydney Regional Plan, Western City District Plan and Future Transport 2056, Council's Community Strategic Plan and Local Strategic Planning Statements?**

The State Government is currently reviewing and updating key strategic documents such as the District Plan and State Infrastructure Strategy. As such the question is how will the draft Blueprint inform / influence these key documents? At a local level all Councils have prepared Community Strategic Plans and Local Strategic Planning Statements which identify key strategic community and land use outcomes and infrastructure needs for their local government areas. How will the Blueprint support and assist in effective delivery of key infrastructure across the Western Parkland region which will meet state and local needs? Where does the Blueprint fit within the planning hierarchy?

2. How does the Blueprint link to State strategic planning and budgeting processes? And what funding has been committed to the delivery of the Blueprint and Roadmap?

Related to the issue above, the various state strategies are then funnelled through a budget process and actions/commitments are prioritised and scheduled for implementation. As such the question is how will this Blueprint fit into the budgeting processes and what is the funding commitment to the implementation of the Blueprint? Currently the Blueprint has 47 delivery priorities. Of these priorities 12 relate to the Bradfield airport and broader Aerotropolis; 34 are repackaged commitments and one appears to be new.

Hawkesbury Council anticipates investing in desirable, transformative infrastructure that will assist us in achieving our social, economic and environmental goals. Investment in infrastructure is critical to prosperity and growth of the LGA. Partnerships with other levels of government are required to secure this investment and ensure that the Hawkesbury can leverage opportunities for industries, businesses and residents both locally and regionally.

3. What criteria or assessment process will be used to prioritise the 47 priorities and how will the various Council projects in the Appendix be considered or prioritised?

It is unclear what process will be used to prioritise the 47 priorities and how the various Council listed projects in the Appendix will be considered. For instance there are key issues that have been identified for Hawkesbury and the Western Parkland region as a whole such as the North South rail which was a centrepiece of the City Deal and the 'not negotiable' project put forward by all eight Councils as a group. It is important to understand the planning and staging of this work as it links to housing and economic outcomes at a local level. It will be good to understand how we can collaborate on planning for infrastructure and how we can ensure a plan is prepared to disperse benefit across the Western Parkland City.

4. How will existing infrastructure gaps be addressed?

It is unclear what process will be used to prioritise the 47 priorities and how the various Council listed projects in the Appendix will be considered. For instance there are key issues that have been identified for Hawkesbury and the Western Parkland region as a whole such as the North South rail which was a centerpiece of the City Deal and the 'not negotiable' project put forward by all eight Councils as a group. It is important to understand the planning and staging of this work as it links to housing and economic outcomes at a local level. It will be good to understand how we can collaborate on planning for infrastructure and how we can ensure a plan is prepared to disperse benefit across the Western Parkland City.

The Blueprint does not look at the current backlog or infrastructure gaps that exist in the Western Parkland region. The Appendix that contains the eight Councils projects goes a small part to identifying some of the critical gaps but the Blueprint has the opportunity to build from the ground up and develop an integrated precinct approach.

5. What is the next step with the Economic Roadmap and how will this build off our economic strengths and priorities?

The Hawkesbury has a number of critical economic strengths and drivers that can link to, benefit and support the new Bradfield centre and the Western Parkland region as a whole. The current economic roadmap is limited in its scope and analysis and it would be beneficial if a Regional Economic Strategy could be developed. The Western Parkland City has a unique story that can be packaged, it has a diverse and growing population, opportunity to build on existing industries and build new and innovative industries such as agritourism and circular economy, both of which feed into strengths for the Hawkesbury. There are a number of industries that could be leveraged such as professional and technical services, manufacturing and social services. The current road map is a beginning, but more work needs to be done to understand the current economic state, drivers, supply chains and opportunities.

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COMMUNITY ENGAGEMENT

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

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

The proposal is consistent with the following Focus Areas, Directions 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.

Our Community

- 2.3 Community partnerships continue to evolve - Increase the range of local partnerships and plan for the future
 - 2.3.1 Encourage and facilitate community partnerships.

Our Future

- 5.1 Strategic Planning Governance - Encourage informed planning, balanced growth and community engagement
 - 5.1.1 Council's planning is integrated and long term.
 - 5.1.5 The needs of our community will be reflected in Local, State and Regional Plans.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

ATTACHMENTS:

- AT - 1** Western Parkland City Draft Blueprint - *(Distributed under separate cover).*
- AT - 2** Submission to the Draft Western Parkland City Blueprint and Economic Development Roadmap.

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**AT - 2 Submission to the Draft Western Parkland City Blueprint
and Economic Development Roadmap**

April 2022

Thank-you for the opportunity to review and comment on the Western Parkland City Draft Blueprint (the Draft Blueprint) and Economic Development Roadmap Phase 1 (the Draft Roadmap).

We understand that the Draft Blueprint presents a vision for the Western Parkland City as a green, connected and advanced Parkland City. That the intent is to provide a series of directions and priorities for Government investment and actions that are required to deliver this vision. The draft Roadmap provides an overarching strategy for how to maximise economic growth opportunities for the Western Parkland City, focusing on key industry sectors.

We agree that the timely and co-ordinated delivery of infrastructure and services that support a growing and diverse region such as ours is critical and we look forward to continuing working with you, other State agencies and the Federal Government on this exciting journey.

Since the inception of City Deals we have proven as a council and as a group of councils that we value collaboration as this clearly means we can obtain more effective and timely outcomes for our communities and as such we see that continuing to work together is the obvious path.

With that said we would like to put forward a few comments in relation to the draft Blueprint and Roadmap that we feel needs clarification sooner than later so as to ensure we all meet your objective of a *“fundamental shift away from incremental planning”*.

The following summarises the key issues / comments within our submission:

- Where does the Blueprint fit within the planning hierarchy for instance the Greater Sydney Regional Plan, Western City District Plan and Future Transport 2056, Council's Community Strategic Plan and Local Strategic Planning Statements?
- How does it link to State strategic planning and budgeting processes? What funding has been committed to the delivery of the Blueprint and Roadmap?
- What criteria or assessment process will be used to prioritise the 47 priorities and how will the various Council projects listed in the Appendix be considered or prioritised?
- How will existing infrastructure gaps be addressed?
- What is the next step with the Economic Roadmap and how will this build off the current economic strengths and priorities?

Detailed Submission

Located at the periphery of the Sydney Metropolitan Region, the Hawkesbury forms a transition between the metropolitan and the regional areas. It provides an important gateway to productive agricultural lands and hinterland communities providing unique tourism opportunities.

1. Where does the Blueprint fit within the planning hierarchy for instance the Greater Sydney Regional Plan, Western City District Plan and Future Transport 2056, Community Strategic Plan and Local Strategic Planning Statements?

The State Government is currently reviewing and updating key strategic documents such as the District Plan, Future Transport 2056, Greater Sydney Region Plan and State Infrastructure Strategy. As such the question is how will the draft Blueprint inform/influence these key documents?

At a local level all Councils have prepared Community Strategic Plans and Local Strategic Planning Statements which identify key strategic community and land use outcomes and infrastructure needs for their local government areas. How will the Blueprint support and assist in effective delivery of key infrastructure across the Western Parkland region which will meet state and local needs?

2. How does the Blueprint link to State strategic planning and budgeting processes? And what funding has been committed to the delivery of the Blueprint and Roadmap?

Related to the issue above, the various state strategies are then funnelled through a budget process and actions/commitments are prioritised and scheduled for implementation. As such the question is how will this Blueprint fit into the budgeting processes and what is the funding commitment to the implementation of the Blueprint? Currently the Blueprint has 47 delivery priorities. Of these priorities 12 relate to the Bradfield airport and broader Aerotropolis reflecting a significant emphasis in this area, potentially at the expense of the rest of the Western Parkland City.

Within the Appendix there is a raft of projects that have been identified by the Hawkesbury and other councils however the status and value of this information is unclear. How will these projects be considered for potential funding and alignment with other projects? Hawkesbury Council anticipates investing in desirable, transformative infrastructure that will assist us in achieving our social, economic and environmental goals. Investment in infrastructure is critical to prosperity and growth of the LGA. Partnerships with other levels of government are required to secure this investment and ensure that the Hawkesbury can leverage opportunities for industries, businesses and residents both locally and regionally.

3. What criteria or assessment process will be used to prioritise the 47 priorities and how will the various Council projects in the Appendix be considered or prioritised?

It is unclear what process will be used to prioritise the 47 priorities and how the various Council listed projects in the Appendix will be considered. For instance there are key issues that have been identified for Hawkesbury and the Western Parkland region as a whole such as the North South rail which was a centerpiece of the City Deal and the 'not negotiable' project put forward by all eight Councils as a group. It is important to understand the planning and staging of this work as it links to housing and economic outcomes at a local level. It will be good to understand how we can collaborate on planning for infrastructure and how we can ensure a plan is prepared to disperse benefit across the Western Parkland City.

4. How will existing infrastructure gaps be addressed?

Each of the eight councils in the Western Parkland City have a current backlog of social, economic and infrastructure issues. Currently, it is considered that the Hawkesbury LGA has a significant shortfall of major infrastructure. Parts of the LGA suffer from a lack of sewerage and water infrastructure which limits potential residential development including housing diversity, and also development of business and industrial lands. There is a need for additional open space embellishments, community facilities, public transportation, improved road network, health and educational facilities to meet the needs of future population growth, which is projected to be 85,050 (1.4% increase) by 2036. This backlog is reflected across the whole of the Western Parkland City.

Within Hawkesbury the planning priorities and actions are focused around the provision of infrastructure, and working through collaboration to support orderly growth, change and adaptability which must be delivered and used efficiently. When planning for infrastructure, Hawkesbury City Council will include consideration of how such investments contribute to shape and connect the LGA to the Western Sydney Airport, and Greater Sydney as a metropolis of three cities. This bottom up approach could be considered when looking at the region as a whole.

Improved access to transport will significantly improve connectivity in the Hawkesbury LGA, providing an efficient connectivity to ports, and airports for agricultural producers, and for residents and visitors.

Similarly, Council will explore and advocate for other opportunities for renewable energy through the advantages the natural environment of the LGA presents.

The Blueprint does not look at the current backlog or infrastructure gaps that exist in the Western Parkland region. The Appendix that contains the eight Councils projects goes a small part to identifying some of the

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critical gaps but the Blueprint has the opportunity to build from the ground up and develop an integrated precinct approach.

5. What is the next step with the Economic Roadmap and how will this build off our economic strengths and priorities?

The Hawkesbury's economy has a diverse industry and employment base built around the natural environment. The economy of the LGA relies upon industries such as construction, manufacturing, agriculture, retail trade, equine, food and accommodation, health care and social assistance, in addition to public administration and support services.

The Hawkesbury has a number of critical economic strengths and drivers that can link to, benefit and support the new Bradfield centre and the Western Parkland region as a whole. The current economic roadmap is limited in its scope and analysis and it would be beneficial if a Regional Economic Strategy could be developed. The Western Parkland City has a unique story that can be packaged, it has a diverse and growing population, opportunity to build on existing industries and build new and innovative industries such as agri tourism and circular economy both of which feed into strengths for the Hawkesbury. There are a number of industries that could be leveraged such as professional and technical services, manufacturing and social services. The current road map is a beginning but more work needs to be done to understand the current economic state, drivers, supply chains and opportunities.

The prospect of a better connected LGA is already proving to be a catalyst for investment in the Western Sydney Airport, as it seeks to become the export gateway to deliver the region's sought after fresh food produce to new markets. The Hawkesbury's position as a peri-urban centre has the potential to emerge as leaders in a new economic geography of regional development. On the one hand we are close enough to the major strategic centres of Parramatta and Penrith which provides accessibility to key supply chains and provides opportunities to leverage off economic-spill over effects. On the other hand, our separation from the core metropolis allows for a degree of self-sufficiency which is seen as a foundation for a diverse and resilient local economy. This resilience though requires careful management to ensure that existing competitive advantages are retained while new innovative ones are explored.

Thank-you for taking time to consider our submission. We would like to continue working with you to meet the vision for the Western Parkland City and feel that working collaboratively will ensure more effective outcomes.

oooO END OF REPORT Oooo

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SUPPORT SERVICES

Item: 076 **SS - Pecuniary Interest Returns - Councillors - (95496)**

Previous Item: 196, Ordinary (12 October 2021)

Directorate: Support Services

PURPOSE OF THE REPORT:

The purpose of this report is to table the required Pecuniary Interests and Other Matters Returns lodged by Councillors.

EXECUTIVE SUMMARY:

Council's Code of Conduct contains the statutory requirements in respect of the lodgement of Disclosure of by Councillors and Designated Persons. This report provides information regarding Returns recently lodged with the General Manager by Councillors.

RECOMMENDATION:

That Council note that the Disclosures of Pecuniary Interests and Other Matters Returns, lodged with the General Manager, have been tabled.

BACKGROUND

Clauses 4.21 and 4.27 of Council's Code of Conduct (the Code) relate to the register of Pecuniary Interest Returns and the tabling of these Returns, which have been lodged by Councillors and Designated Persons. Clause 4.21 of the Code is as follows:

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

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

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

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

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The following Returns have been lodged under Clause 4.21(a) of the Code:

Councillor	Return Date	Date Lodged
Councillor Barry Calvert	22 December 2021	20 March 2022
Councillor Patrick Connolly	22 December 2021	22 March 2022
Councillor Shane Djuric	22 December 2021	19 March 2022
Councillor Eddie Dogramaci	22 December 2021	18 March 2022
Councillor Amanda Kotlash	22 December 2021	19 March 2022
Councillor Mary Lyons-Buckett	22 December 2021	19 March 2022
Councillor Jill Reardon	22 December 2021	25 February 2022
Councillor Sarah Richards	22 December 2021	22 March 2022
Councillor Leslie Sheather	22 December 2021	22 March 2022
Councillor Paul Veigel	22 December 2021	27 February 2022
Councillor Nathan Zamprogno	22 December 2021	20 March 2022

Councillors have lodged their Clause 4.21(a) Returns by 22 March 2022, as required by the Code for the receipt of the Returns.

Clause 4.22 of the Code of Conduct says that person need not make and lodge a Return if they made and lodged a return in the preceding three months.

During the previous Council term Councillor Danielle Wheeler made and lodged a Return, within three months after 30 June 2021, as required by the Code of Conduct. That Return was lodged on 30 September 2021. As that date is within the three months preceding Councillor Wheeler becoming a Councillor on 22 December 2021, Councillor Wheeler was not required to make and lodge a Return on becoming a Councillor for the current term.

The above details are now tabled in accordance with Clause 4.25 of the Code, and the abovementioned Returns are available for inspection, if requested.

Relevant Legislation

Local Government Act 1993

COMMUNITY ENGAGEMENT

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

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CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

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

Our Leadership

1.5 Regulation and Compliance - Encourage a shared responsibility for effective local compliance.

1.5.2 Best practice, sustainability principles, accountability and good governance are incorporated in all activities undertaken by Council.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

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Item: 077 **SS - Redevelopment North Richmond Community Precinct - (95496)**

Previous Item: 253, Ordinary (8 December 2020)

Directorate: Support Services

PURPOSE OF THE REPORT:

This report has been prepared to advise Council of the design options for the redevelopment of North Richmond Community Precinct. The report also seeks endorsement of this design option.

EXECUTIVE SUMMARY:

Council has received a monetary contribution through the Redbank Development Voluntary Planning Agreement to be contributed to the redevelopment of facilities within the North Richmond Community Precinct. The agreed contribution of \$1,853,243 was paid to Council in April 2020 in accordance with the provisions of the Redbank Voluntary Planning Agreement.

Council has undertaken engagement investigations to develop design options for the redevelopment. A preferred design has now been confirmed and is presented to Council.

Should Council resolve to endorse the preferred design, the project will progress and staff will finalise detailed designs to enable the obtaining of the requisite planning approvals to progress the project.

RECOMMENDATION:

That Council endorse the concept designs, attached as Attachment 1 to the report, for the development of the existing North Richmond Community Precinct site, to enable the obtaining of the requisite planning approvals to progress the project.

BACKGROUND

In March 2012, Council received the Redbank Planning Proposal, a development proposal to rezone land in North Richmond to create approximately 1,400 housing lots. The Redbank Planning Proposal included a Draft Voluntary Planning Agreement that listed the social infrastructure (services and facilities) that would be provided in conjunction with the proposed Redbank development.

Following receipt of the Draft Voluntary Planning Agreement, Council staff prepared a Social Impact Assessment, to estimate the potential social service needs that the Redbank Development would generate, based on projected population growth. The impacts that were identified included, but were not limited to, a likely increase in the demand for before and after school care places and an increase in demand for childcare services.

The information provided by the Social Impact Assessment informed refinements to the Draft Voluntary Planning Agreement and provided the basis for the final Voluntary Planning Agreement that was agreed to by Council and the Redbank Development. The final Voluntary Planning Agreement made provisions for construction of a multi-purpose community facility within the Redbank Development, or a monetary contribution of equivalent value (building and land) to be made to Council in lieu of the construction of a multi-purpose community facility. Council opted to accept the monetary contribution.

Staff have investigated a range of options to determine how best to deliver the facilities that could meet the social infrastructure needs of the Redbank community as specified in the Social Impact Assessment.

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Options investigated included the sale of land, building a community and commercial precinct and a partnership with the North Richmond Public School in regard the before and after school care places required to meet the needs of the Redbank community as identified in the Social Impact Assessment.

The outcome of the investigations found that the redevelopment of the existing North Richmond Community Precinct is the best option to deliver the social infrastructure needed. The site was endorsed for redevelopment by Council at its meeting on 8 December 2020, where Council resolved as follows:

"That Council endorse the redevelopment of the existing North Richmond Community Precinct site, as detailed in this report, to enable preparation of detailed designs and costings, and obtaining of the requisite planning approvals."

The three community facilities and their features within the site that are subject to this redevelopment proposal are:

1. Elizabeth Street Extended Hours Preschool

- Built in approximately 1980
- Currently licensed by the NSW Department of Education and Communities to provide child care for 36 babies, toddlers and pre-schoolers
- Hours of operation are 7:30am to 6:00pm Monday to Friday.

2. Chas Perry Hall

- Chas Perry Hall was relocated from elsewhere in the Hawkesbury to its current site in the 1980's
- Operates a before and after school care and vacation care service for up to 45 children, aged 5 to 12 years.

3. North Richmond Community Centre and Youth Centre

- Community facility that provides range of social, family and youth services and programs.
- Hall hire spaces available.

Current Situation

A stakeholder working group (Working Group) was formed at the commencement of the Voluntary Planning Agreement negotiations.

The Working Group comprises of representatives from:

- North Richmond Community Centre Inc,
- Elizabeth Street Long Day Pre-school, and
- Redbank Communities.

Following Council's resolution to endorse the site for redevelopment, the Working Group met to determine what should be considered prior to developing a renewed scope of works.

Work undertaken by staff and the Working Group to determine the final scope of work included;

- A survey of Redbank residents undertaken by Redbank Communities to assess current and future childcare needs.
- A comparison of the population projections contained within the 2018 Draft Design Brief Paper, prepared by Council, to the most current population data available.

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- A consolidation of approved and pending development applications for centre-based child care facilities (long day care, occasional child care, out-of-school-hours/vacation care and preschool care) to determine rates of services available.
- A review of social infrastructure planning approaches to determine contemporary frameworks and guidelines.
- Engagement with the principals of schools surrounding the Redbank development.

Key findings from these investigations included:

- Redbank Communities has developed an extensive program targeting persons aged over 55 years, including special interest and social events in and around the Redbank development.
- A number of Centre-based child care facilities (long day care, occasional child care, out-of-school-hours care/ vacation care and preschool care) have been approved for operation in and around the Redbank development, increasing the availability of childcare places.
- The level of shortfall in before and after school care places that was identified in 2018 prevail in 2022 and are not necessarily attributed to the Redbank development population.
- Population data is no longer used as a basis to determine a required level of social infrastructure provision.
- The NSW Government offers Establishment Grants through a competitive tender process to public schools to develop before and after school care services on school grounds.
- The COVID-19 Pandemic has changed the way the community accesses and utilises community facilities.
- Any refurbishments of North Richmond Community Centre should be considered in conjunction with utilisation and priorities of Redbank Communities.

With regard to these findings and the current needs of the facility operators, staff developed two options for the redevelopment of the site. These options, outlined in Table 1 under, were considered by the Working Group in January 2022.

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Table 1 - Options for Redevelopment

Option 1	Option 2
Stage 1 Works	
Chas Perry – Before and After School Care <ul style="list-style-type: none"> new building increase capacity – from 45 to 75 places car park extension – from 24 to 43 spaces new play area. 	Chas Perry – Before and After School Care <ul style="list-style-type: none"> new building increase capacity – from 45 to 75 places car park extension – from 24 to 43 spaces new play area.
Elizabeth St Extended Pre-school <ul style="list-style-type: none"> renovated building increase capacity – from 36 to 42 places new rear verandah and entry maintain playground staged demolition and construction – disruption to services. 	Elizabeth St Extended Pre-school <ul style="list-style-type: none"> new building increase capacity – from 36 to 42 places new car park maintain playground no staging required.
Stage 2 Works	
North Richmond Community Centre and Youth Hall <ul style="list-style-type: none"> refurbishment works to be prioritised with user groups subject to final costings and identified usage funding available for upgrade of community centre not known until completion of Stage 1 works. 	North Richmond Community Centre and Youth Hall <ul style="list-style-type: none"> refurbishment works to be prioritised with user groups subject to final costings and identified usage following tender process confirmation of community centre works can be confirmed utilising any funding remaining.

Option 2 was agreed as the preferred option by the Working Group. An onsite meeting was held in February 2022 where concept designs and site plans were confirmed. The concept design for this option is attached as Attachment 1 to this report.

The concept designs are now provided for Council information and endorsement to enable the project to progress.

It is noted that Council staff lodged an application under the Federal Government Building Better Regions Fund Infrastructure Projects Stream - Round Six to fund works to the North Richmond Community Centre that reflect both community and stakeholder feedback and will improve the Centre's function as an emergency evacuation Centre during natural disasters. The Round Six Infrastructure Projects Stream supports investment ready projects that provide economic and social benefits for regional and remote areas. At the time of writing this report, Council had not received advice as to whether the application has been successful. The application included the following works to the North Richmond Community Centre:

- building extension
- multipurpose art and craft studio
- performance spaces
- indoor sports stadium
- creating food storage capacity
- commercial kitchen
- secure spaces for counselling and storage of records
- storage for bedding and mobility assistance equipment
- back-up generator
- air conditioning
- landscape works
- shared paths to connect to the footpath network in North Richmond and surrounding developments.

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Location Plan

The North Richmond Community Precinct is located in North Richmond, fronting William and Elizabeth Streets.

The Precinct occupies 1.22 hectares and is 1.5 kilometres from the Redbank Estate.

Relevant Legislation

The Redbank Voluntary Planning Agreement was entered into by Council in accordance with the provisions of the Environmental Planning and Assessment Act 1979. Any necessary approvals to implement the redevelopment of the North Richmond Community Precinct will also be subject to the requirements of that Act.

DISCUSSION

In accordance with the Redbank Development Voluntary Planning Agreement, a multi-purpose community facility is required to be built. Council has opted to receive the equivalent monetary amount and to undertake the project itself.

The agreed contribution of \$1,853,243 was paid to Council in April 2020 in accordance with the provisions of the Redbank Voluntary Planning Agreement

A Social Impact Assessment has been undertaken to identify the social services requirements generated by the development.

Stakeholder engagement with various parties has been undertaken.

Should Council resolve to endorse the preferred design option for redevelopment of the existing North Richmond Community Precinct, staff will progress the project.

COMMUNITY ENGAGEMENT

The matters in this report do not constitute a trigger for Community Engagement under Council's Community Engagement Policy. The report has been prepared following consultation with the stakeholders and user groups of North Richmond Community Precinct.

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

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

Our Assets

4.2 Utilities - Facilitate the delivery of infrastructure through the relevant agencies and Council's own works.

4.2.2 New development and infrastructure provision is aligned and meets community needs.

FINANCIAL IMPACT

The matters raised in this report have direct financial implications.

There is a total of \$2,716,506 allocated to the redevelopment of the North Richmond Community Precinct, consisting of a contribution from Redbank Communities of \$1,853,243 and a Council contribution of \$863,263.

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Between 2016/2017 and 2020/2021 \$40,208 was spent on architect design works. The remaining contribution totals \$2,676,298 and is included in the current budget and forward estimates as follows:

- In the 2021/2022 Operational Plan there is an allocation of \$187,183
- In the 2022/2023 Draft Operational Plan there is an allocation of \$2,053,103
- In future years' Operational Plans there will be an allocation of \$436,012.

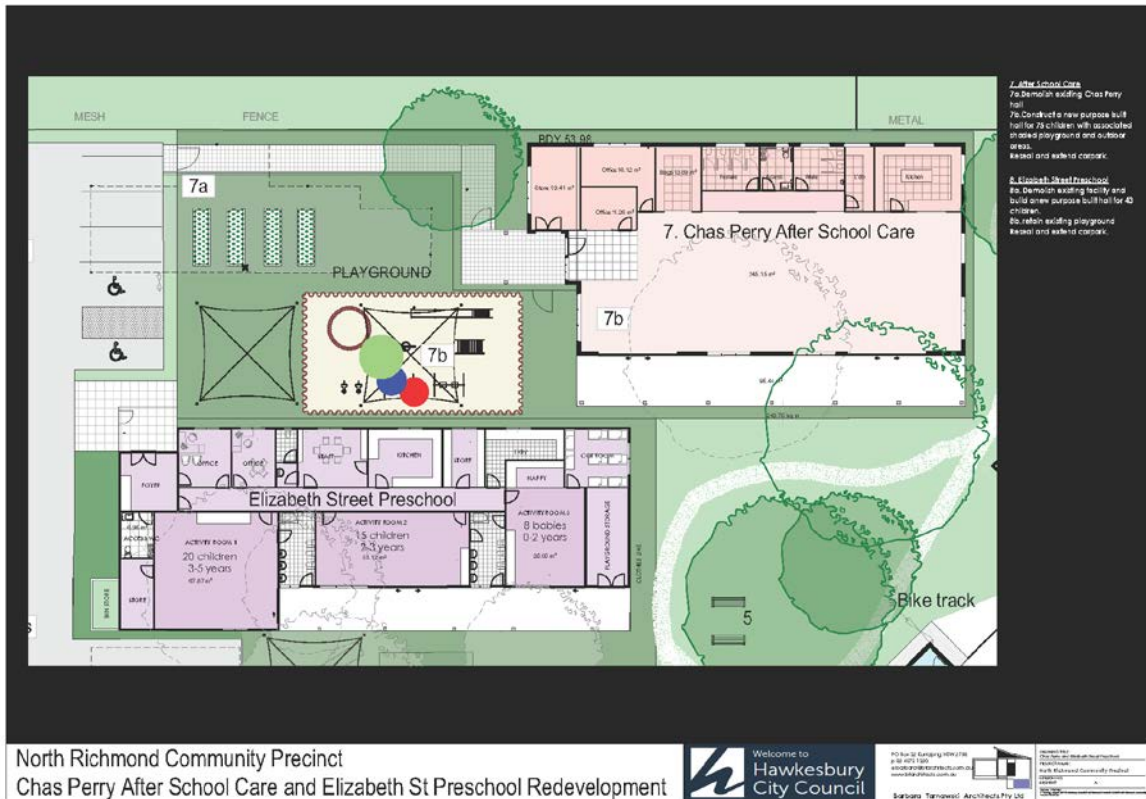
ATTACHMENTS:

AT - 1 Concept Design North Richmond Community Precinct.

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AT - 1 Concept Design North Richmond Community Precinct



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Item: 078 **SS - Re-Establishment of Existing Alcohol Free Zones - (95496, 112106)**

Directorate: Support Services

PURPOSE OF THE REPORT:

The purpose of this report is to seek Council's endorsement to re-establish the existing alcohol free zones.

EXECUTIVE SUMMARY:

The current Alcohol Free Zones, located within the Hawkesbury Area, expire on 30 April 2022. This report recommends that Council agree to re-establish all the previous Alcohol Free Zones in the Hawkesbury Local Government Area, with approved outdoor dining and/or footpath trading areas being excluded, for a period of four years.

RECOMMENDATION:

That:

1. In accordance with the provisions of the Local Government Act 1993, the consumption of alcohol in the areas outlined in the report, be prohibited for the period from 1 May 2022 to 30 April 2026, by the establishment of the Alcohol Free Zones in the Hawkesbury Local Government Area.
2. In accordance with the Ministerial Guidelines on Alcohol Free Zones, Council exclude approved outdoor dining and/or footpath trading areas associated with appropriately licensed venues from the relevant alcohol free zones, subject to:
 - a) Appropriate development consent;
 - b) Appropriate approval/licensing by the relevant liquor authority;
 - c) Clear delineation and control of the licensed area from the AFZ by the licensee;
 - d) Appropriate signage, indicating the exclusion from an area within an AFZ, to be clearly displayed;
 - e) The Windsor Mall Policy and the Outdoor Dining and Footpath Trading Policy, being adhered to.

BACKGROUND

The object of an Alcohol-Free Zone (AFZ) is an early intervention measure to prevent the escalation of irresponsible street drinking to incidents involving serious crime. Once an AFZ is established, it is an offence to drink alcohol at any time, on any street, or footpath, where the zone exists for the period of up to four years.

The irresponsible consumption of alcohol on/in roads, footpaths and carparks, can compromise the safe use of the same by members of the public, and the establishment of an AFZ assists in the prevention of incidents associated with irresponsible street drinking.

Once an AFZ is established, it applies 24 hours per day, seven days per week, for the full four years. Whilst Council sets the AFZs, they are enforced by the Police Local Area Command.

The current AFZs, located within the Hawkesbury Local Government Area (Hawkesbury LGA), expire on the 30 April 2022. In accordance with the provisions of the Local Government Act, 1993, and the Ministerial

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Guidelines on Alcohol-Free Zones (the Guidelines), Council must now consider the re-establishment of the AFZs in the Hawkesbury LGA.

Prior to initial public exhibition, Hawkesbury Local Area Command (Police) were consulted to seek their advice on the current status of AFZs. They requested that the current AFZs remain and did not request any new locations.

As required under the Guidelines, the public consultation process has been undertaken, and included the following:

- A published notice of the proposal in the Council Notices Section of Council website occurred on 17 February 2022, allowing inspection of the proposal and inviting representations or objections within 30 days (from the date of publication). The notice referred to the specific location of the proposed AFZs and the place and time at which the proposal may be inspected.
- Copies of the proposals were sent to Hawkesbury Local Area Command (Police) as well as all liquor licensees, secretaries of registered clubs and principals of local schools, whose premises border on, or adjoin, or are adjacent, to the proposed zones, inviting representations or objections within 30 days (from the date of sending the copy of the proposal).
- Other organisations such as Nepean Migrant Access Inc. and NSW Drug Awareness Council, have also been informed with a copy of the proposal for the re-establishment of the AFZs within the Hawkesbury LGA, inviting representations or objections within 30 days (from the date of sending the copy of the proposal).

As at the closing date, being 21 March 2022, the Hawkesbury Local Area Command (Police) had confirmed support of the re-establishment of AFZs and one submission was received. The submission requested that sporting fields and parks be included in the Alcohol Free Zones. The writer was advised that that public recreation areas are Alcohol Prohibited Zones under Section 632 of the Local Government Act.

Alcohol Free Zones apply footpaths and roads and are established under Section 644 of the Local Government Act. Alcohol Free Zones can only be established by Council Resolution and are required to be renewed every four years. The same renewal requirements are not required for Alcohol Prohibited Zones.

The current location of the AFZs, proposed to be re-established from the period of 1 May 2022 to 30 April 2026, as indicated on the attached maps (Attachments 1 to 9 to this report), are as follows:

1. The roads and footpaths of the following blocks having boundaries of:

- Francis Street, West Market Street, Windsor Street and Bosworth Street, Richmond – including Coles Car Park in Richmond.
- East Market Street, Windsor Street, West Market Street and March Street, Richmond.
- George Street, Campbell Street, Mullinger Lane and Argyle Street, South Windsor – including the roads, footpaths and car parks of South Windsor Shopping Centre and McLeod Park, South Windsor.
- Charles Street, Elizabeth Street, Grose Vale Road and Williams Street, North Richmond.

2. The roads and footpaths at the following locations:

- East Market Street, Richmond – between Francis Street and Windsor Street, Richmond.
- Toxana Street, Richmond – between Francis Street and Windsor Street, Richmond.
- Windsor Street, Richmond – between East Market Street and Paget Street, Richmond.
- West Market Street, Richmond – between Lennox Street and March Street, Richmond.
- East Market Street, Richmond – between March Street and Lennox Street, Richmond.
- March Street, Richmond – between East Market Street and Paget Street, Richmond.
- Paget Street, Richmond – between March Street and Windsor Street, Richmond.

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- George Street, Windsor – from the roundabout in Thompson Square to the corner of Arndell Street, Windsor.
- Eldon Street, Pitt Town – between Grenville Street and Chatham Street, Pitt Town.
- The Terrace, Windsor – adjoining Howe Park.

3. The car parks and service roads at the following locations:

- Corner of Bells Line of Road and Pitt Town Lane, North Richmond.
- Glossodia Shopping Centre at 162 Golden Valley Drive, Glossodia.
- McGraths Hill Shopping Centre at Phillip Place, McGraths Hill – being the block bounded by Phillip Place, Redhouse Crescent and McGraths Hill Community Centre.
- Wilberforce Shopping Centre at 15 King Road, Wilberforce.
- Kurmond Village Shopping Centre at 519-521 Bells Line of Road, Kurmond.
- Woodhills Car Park, Richmond – between East Market Street and West Market Street, Richmond.
- Kable Street Car Park, Windsor at 1 Fitzgerald Street, Windsor.

4. 'Windsor Mall' George Street, Windsor

In regard to Council's AFZs and the effect on approved Outdoor Dining areas located in Windsor Mall, the Windsor Mall Policy states as follows:

Windsor Mall Policy:

"7.2 Alcohol Free Zone

Windsor Mall is an Alcohol Free Zone. Activities requiring the service of alcohol need to be approved by Council and will be subject to a resolution to temporarily suspend the Alcohol Free Zone."

The Ministerial Guidelines applicable to AFZs state, as follows:

Ministerial Guidelines on Alcohol Free Zones:

"Alcohol-Free Zones and Alfresco Dining

In some circumstances an alcohol-free zone may be proposed for an area that includes footpath alfresco dining areas for cafés and restaurants which fall within the zone. When a council issues a licence for the use of public footpaths for such dining use in an alcohol-free zone, it must impose conditions on the licensee (eg restaurant operator) about the requirements of the zone, including clear delineation and control of the licensed area from the alcohol-free zone."

Although the object of an AFZ is to prevent irresponsible street drinking, it is acknowledged that they currently also prevent licensed premises, with an approved outdoor dining and/or footpath trading area, to serve alcohol within the approved areas and maximise the potential use of their outdoor areas.

It is further acknowledged that outdoor dining areas increase the potential of a business and enhance the vibrancy of an area and, as such, options should be available for alcohol to be served and consumed within an approved outdoor dining area, associated with a licensed premises.

Council has the power to suspend or cancel, either in full or in part, an AFZ during its period of operation, to respond to a situation which may arise within the area of the AFZ. Such suspension or cancellation would, however, require a resolution of Council.

Where Council resolves to exclude an area within an AFZ (by way of a suspension or cancellation, in part), to enable the patrons of a licensed premises to consume alcohol within the approved outdoor dining area, it must impose conditions on the licensee about the requirements of the AFZ, including clear delineation

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and control of the licensed area from the AFZ. Appropriate signage, indicating the exclusion from an area within an AFZ, must also be clearly displayed.

Accordingly, it is recommended that Council re-establish the AFZ's currently located within the Hawkesbury Local Government Areas.

COMMUNITY ENGAGEMENT

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

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

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

Our Leadership

- 1.5 Regulation and Compliance - Encourage a shared responsibility for effective local compliance.
 - 1.5.1 Undertake Council initiatives within a clear and fair framework of strategic planning, policies, procedures and service standards as required under all regulatory frameworks.

FINANCIAL IMPACT

The matters raised in this report have direct financial implications. This proposal will require that current signage to be updated. The expenditure applicable is not provided for in the 2021/2022 Adopted Operational Plan. The cost of updating signage will require a minor review in the next quarterly review.

ATTACHMENTS:

- AT - 1** Map of Glossodia identifying the location of the Alcohol Free Zones.
- AT - 2** Map of Kurmond identifying the location of the Alcohol Free Zones.
- AT - 3** Map of McGraths Hill identifying the location of the Alcohol Free Zones.
- AT - 4** Map of North Richmond identifying the location of the Alcohol Free Zones.
- AT - 5** Map of Pitt Town identifying the location of the Alcohol Free Zones.
- AT - 6** Map of Richmond identifying the location of the Alcohol Free Zones.
- AT - 7** Map of South Windsor identifying the location of the Alcohol Free Zones.
- AT - 8** Map of Wilberforce identifying the location of the Alcohol Free Zones.
- AT - 9** Map of Windsor identifying the location of the Alcohol Free Zones.

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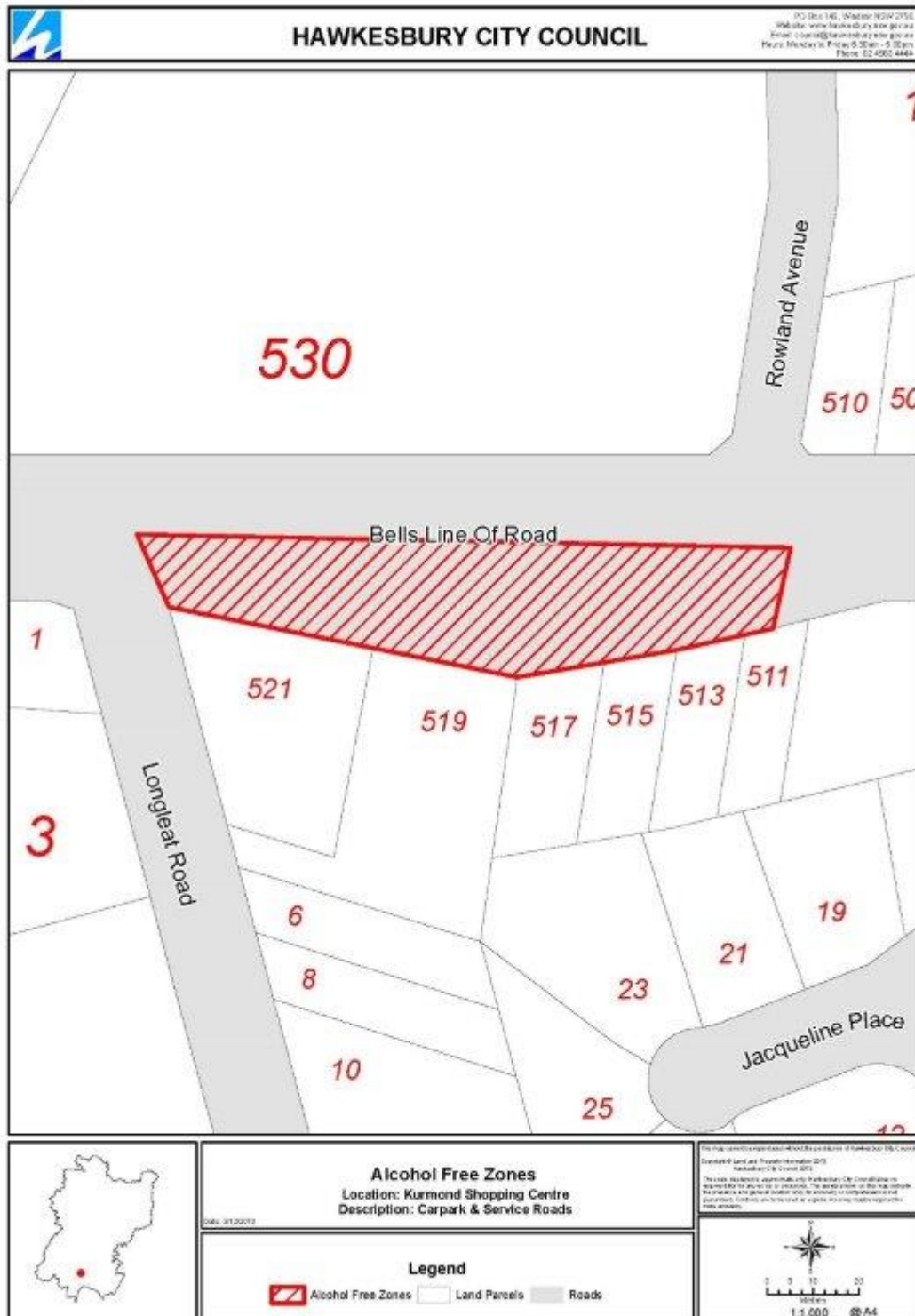
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AT - 1 Map of Glossodia identifying the location of the Alcohol Free Zones



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AT - 2 Map of Kurmond identifying the location of the Alcohol Free Zones



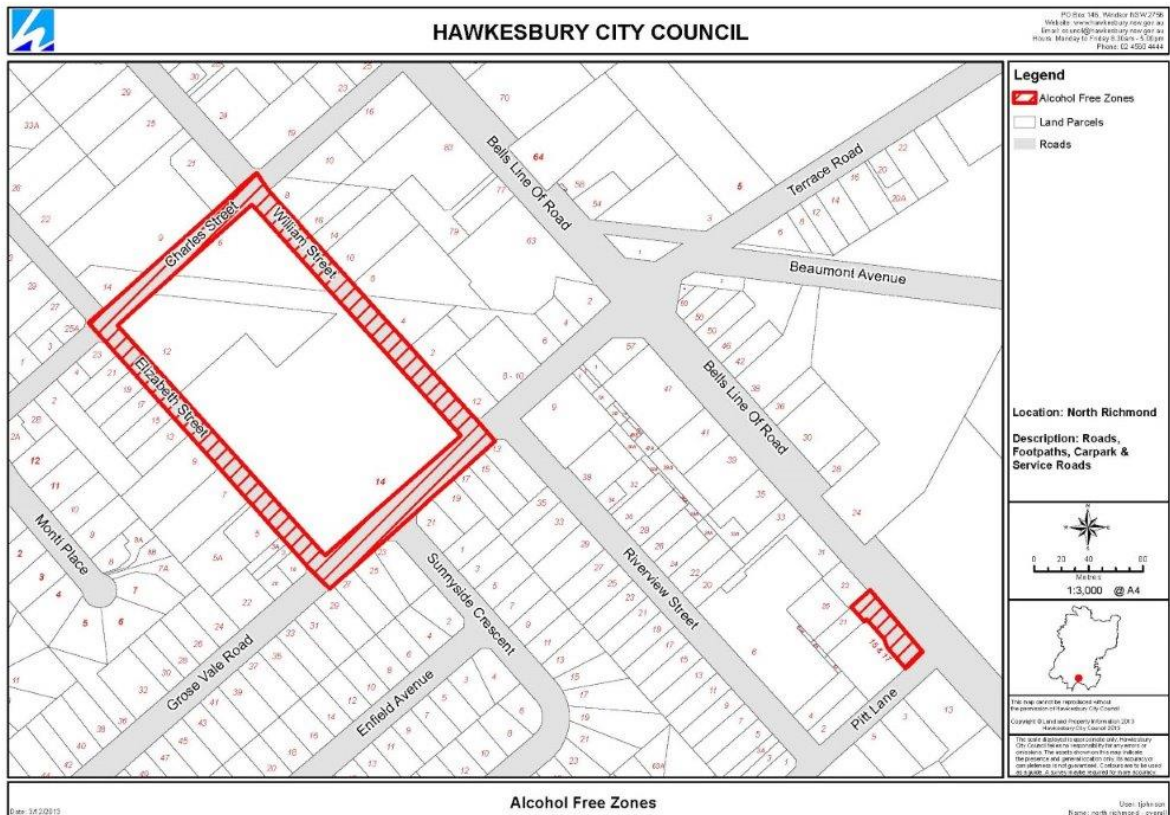
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AT - 3 Map of McGraths Hill identifying the location of the Alcohol Free Zones



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AT - 4 Map of North Richmond identifying the location of the Alcohol Free Zones



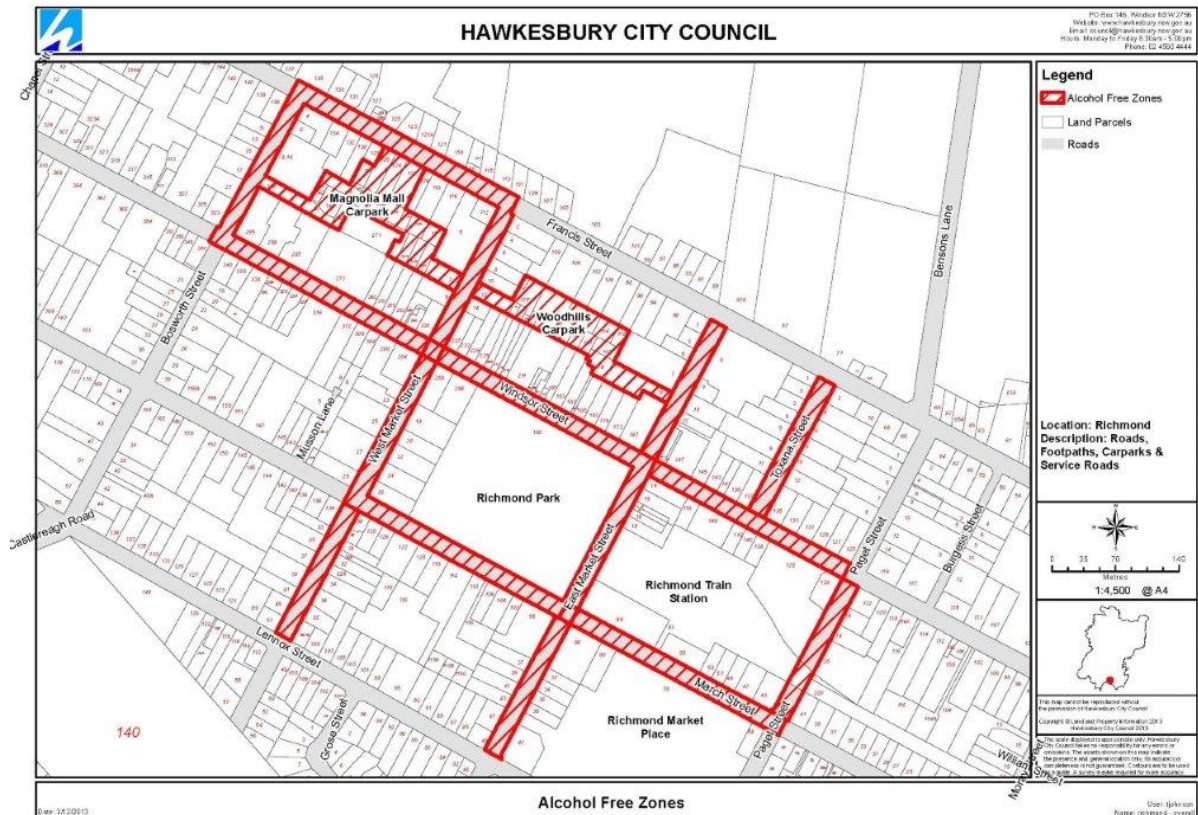
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AT - 5 Map of Pitt Town identifying the location of the Alcohol Free Zones



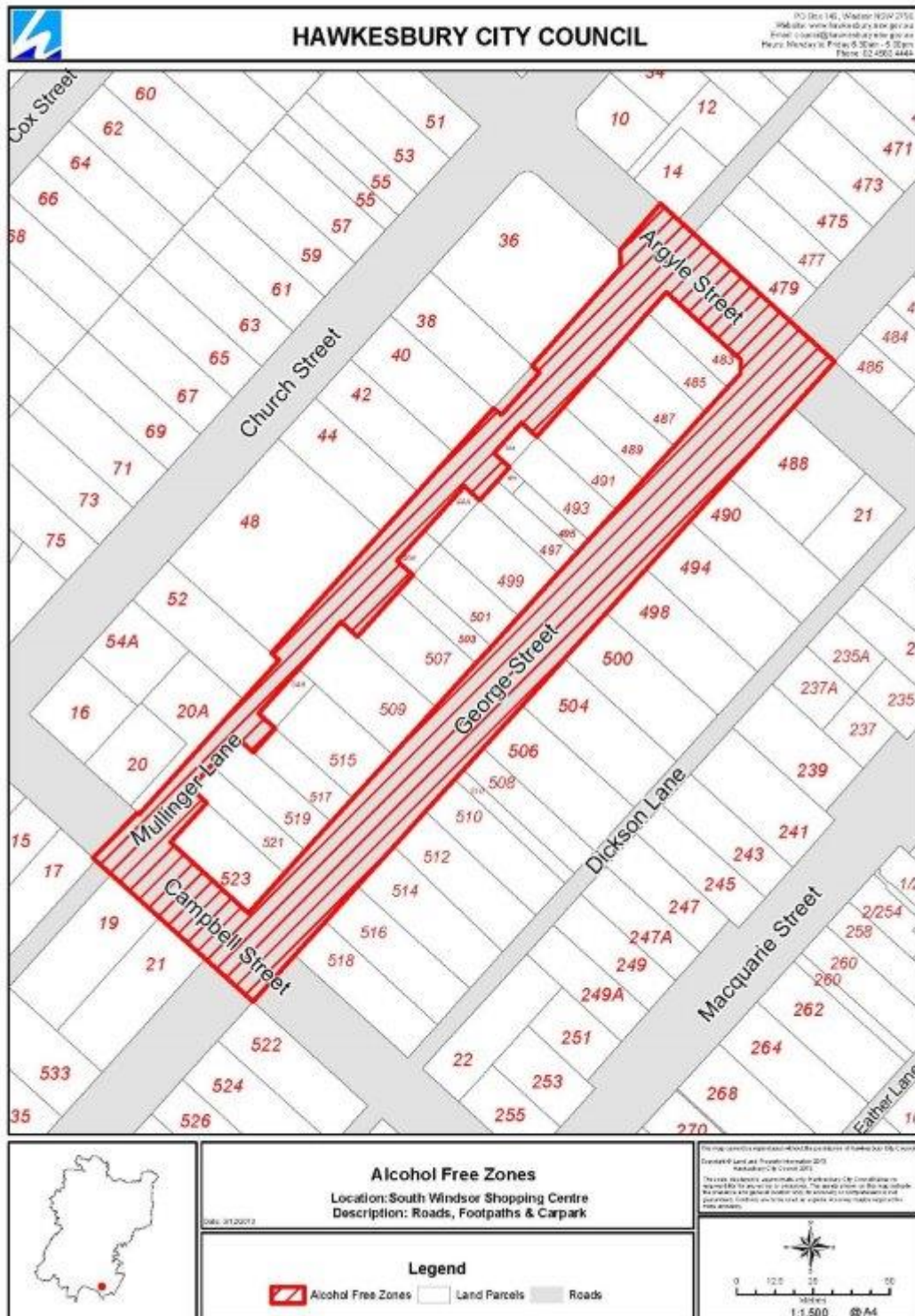
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AT - 6 Map of Richmond identifying the location of the Alcohol Free Zones



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AT - 7 Map of South Windsor identifying the location of the Alcohol Free Zones



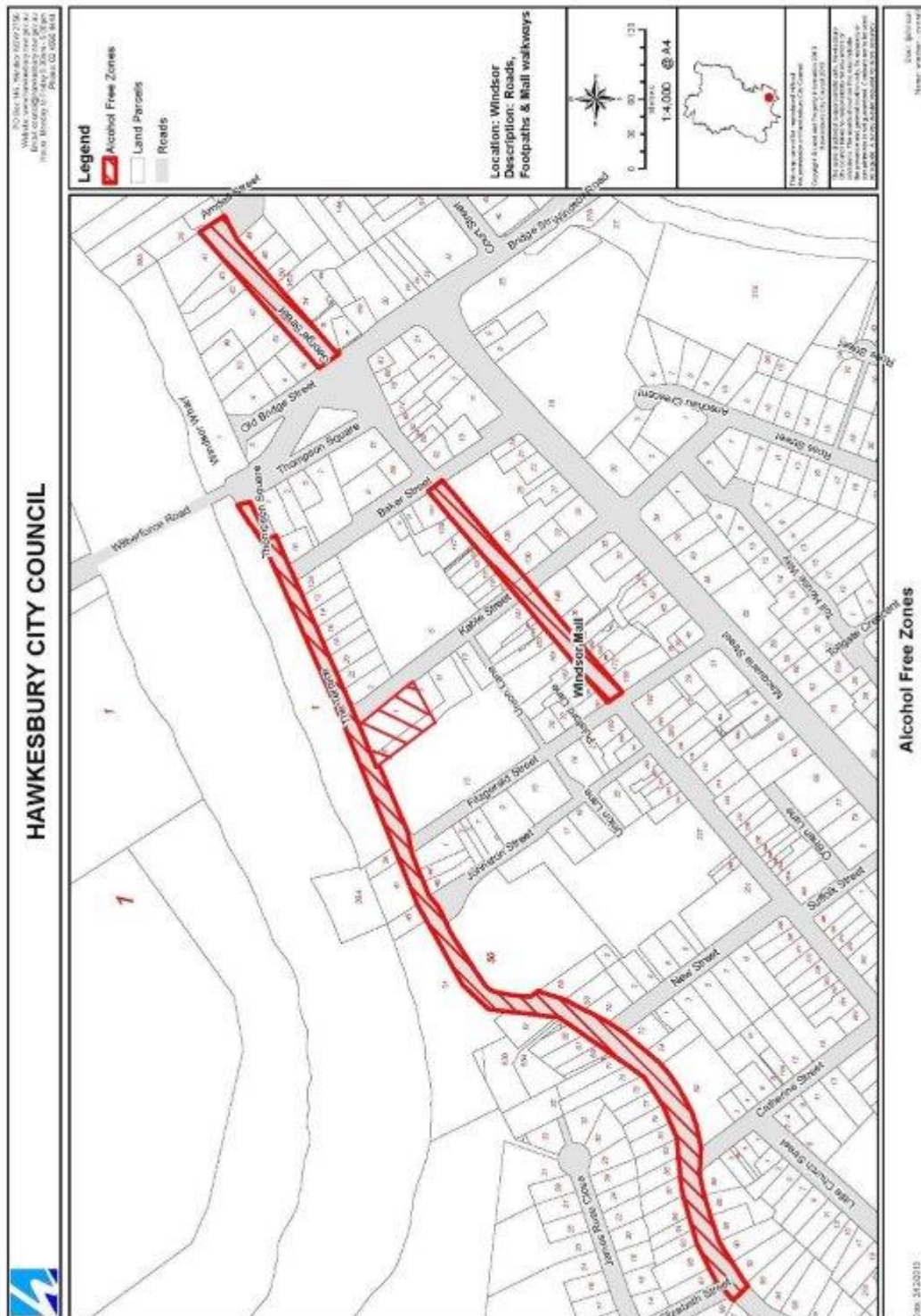
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AT - 8 Map of Wilberforce identifying the location of the Alcohol Free Zones



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AT - 9 Map of Windsor identifying the location of the Alcohol Free Zones



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ORDINARY MEETING

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Ordinary

Section **4**

Reports
of committees

ORDINARY MEETING

SECTION 4 – Reports of Committees

Meeting Date: 12 April 2022

SECTION 4 – Reports of Committees

No Reports of Committees.

Ordinary

Section 5

Notices of motion

ORDINARY MEETING
SECTION 5 – Notices of Motion
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SECTION 5 – Notices of Motion

No Notices of Motion.

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Questions for Next Meeting
Meeting Date: 12 April 2022

QUESTIONS FOR NEXT MEETING

Item: 079 **Response to Councillor Question Taken on Notice at the Council Meeting - 29 March 2022 - (79351)**

The following question was raised from a Councillor regarding matters on the Council Meeting Business Paper of 29 March 2022. The question was taken on notice and the response is provided below:

#	Councillor	Question	Response
1	Lyons-Buckett	What is the involvement of our staff doing the WSROC Heat Smart Program, what that entails and what aspect of that they were working on, are they working on the implementation or were they involved in the actual generation of the policy.	The Director City Planning response has been provided as Attachment 1 to this report.

ATTACHMENTS:

- AT - 1** Response to Question 1.
Appendix A: Heat Smart Resilience Framework - *(Distributed under separate cover)*.
Appendix B: Heat Smart Organisation Planning Toolkit - *(Distributed under separate cover)*.
Appendix C: Heat Smart Community Information Resources.
Appendix D: Urban Heat Planning Toolkit - *(Distributed under separate cover)*.
- AT - 2** Heat Smart Western Sydney - Hawkesbury Council Participation.
- AT - 3** Community Organisation Survey Results - *(Distributed under separate cover)*.

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AT - 1 Response to Question 1

Over the past two years, Council officers within the areas of environmental sustainability, emergency services, enterprise risk systems, and community planning and partnerships, have been actively involved in the WSROC Heat Smart Program. The WSROC Heat Smart Program received a NSW Government Community Resilience Innovation Program Grant in 2019. The Heat Smart Program focused on helping the most vulnerable members of our community to manage future heatwave emergencies. It centred on two key components: Governance and Policy Improvement, and Community Resilience Building.

The Program has been a partnership with Western Sydney Local Health District and Western Sydney Councils, including Hawkesbury, Parramatta, Penrith, Cumberland, Blacktown and Liverpool. Details of the involvement of Hawkesbury Council officers in this Program are included in the attached.

Early on in the Program community organisations within the WSROC area were surveyed to determine the impacts of heat on their services and clients. The survey results, with over 60% of the survey responses coming from the Hawkesbury Local Government Area is attached as Attachment 3 to the report.

In response to the survey feedback, the Program developed the following resources:

- **Heat Smart Resilience Framework - Appendix A:**
 - The document sets out a pathway for improving management of extreme heat in Western Sydney, with a focus on building systems that support community resilience.
 - It starts by providing an overview of current heatwave arrangements in NSW, then proposes an integrated approach to heatwave management, and concludes by outlining opportunities for improving the way we manage future heatwaves.
 - It includes 25 recommendations for improved heatwave management under the following priority areas: Governance, Prevention/Mitigation, Preparedness and Response.
- **Heat Smart Organisation Planning Toolkit - Appendix B:**
 - The toolkit highlights the risks of extreme heat and provides organisations and their frontline staff with the knowledge and tools to successfully help their clients and communities manage the heat risks.
- **Heat Smart Community Information Resources - Appendix C:**
 - Heat Smart: Be safe during extreme heat
 - Heat Smart: Keep babies and children safe
 - Heat Smart: 10 tips for a cooler home.

The Program and the resources developed have been promoted through various WSROC and community services channels, along with local media coverage and promotion on Council's Facebook page.

In addition to this, Hawkesbury Council was also a partner with WSROC and other Western Sydney Councils in the preparation of the Urban Heat Planning Toolkit is attached as Appendix D to help councils strengthen their planning provisions to reduce the impacts of heat which was considered by Council as part the Local Environmental Plan Review project, and new Development Control Plan.

Appendix C: Heat Smart Community Information Resources

Heat Smart

Be safe during extreme heat in Western Sydney

Extreme heat is dangerous and can affect anyone, even fit and healthy people.



Those most at risk include people:



65 YEARS AND OVER



LIVING ALONE



LIVING WITH A DISABILITY



UNABLE TO CARE FOR THEMSELVES



WITH A MEDICAL CONDITION *

* e.g. diabetes, heart disease or a mental illness.

Start of summer

AT YOUR HOME



Check fridges, air conditioners and fans work, and are set to cool.



Keep the heat out:
☐ Install curtains or blinds
☐ Put up shade cloth or awnings.



Find a cool place to visit if home gets too hot (for example a shopping centre).

FOR YOUR HEALTH



Ask your doctor if heat increases your health risk. Follow their advice.



Wear a hat and sunscreen outside.

Know who you can call for help.
Have light, loose clothes to wear (cotton or linen are best).

Western Sydney has regular heatwaves during summer.

Having a plan and being prepared is key to staying safe during extreme heat.



Health
Western Sydney
Local Health District

Before a heatwave

AT YOUR HOME



Check the weather regularly.



Plan cool meals.
Cooking heats your home.



Buy enough food and medicine for the heatwave period.



Create a 'cool room' at home:

- ☐ close doors to other rooms
- ☐ seal gaps under doors
- ☐ cover windows
- ☐ move fans and other items to this space.



Freeze ice and place wet towels in the fridge.

Prepare an emergency kit in case of power outages.

FOR YOUR HEALTH



Plan to avoid the heat:

- ☐ be in a cool place
- ☐ move activities to cooler times
- ☐ cancel activities if necessary.



Plan to check on family, friends and neighbours.

Follow doctor's advice if you have medical conditions.

During a heatwave

AT YOUR HOME



Close doors, windows and blinds early in the morning.



Keep your mobile phone charged.



Use fans and air-conditioning, or visit a cool place.



Ensure pets have water and shade.

Listen and act on emergency warnings.

Check on neighbours, relatives and friends.

Stay in the coolest room in your home.

In a power outage, move food and medicine to your cooler box.

FOR YOUR HEALTH



Cool down with:

- ☐ wet towels or washers
- ☐ cool showers
- ☐ wet the skin



Wear light, loose clothing.

Avoid layers such as cardigans, undershirts or stockings.

Stay inside and move less.



Drink plenty of water (even if you don't feel thirsty) or follow doctor's advice.

Avoid alcohol, coffee, tea and sweet drinks – they make dehydration worse.

ORDINARY MEETING
Questions for Next Meeting
Meeting Date: 12 April 2022



**If you feel unwell
contact your doctor.
In an emergency call 000.**



After a heatwave

AT YOUR HOME



If cooler outside, open doors and windows.



If there was a black-out,
check the fridge for
bad food.

FOR YOUR HEALTH



Many people become sick after heatwaves.
If you feel unwell call your doctor.

Think about the past few
days – What worked?
What didn't?

Blackout emergency kit

Power outages are common during heatwaves.
Prepare an emergency kit:



**TORCH AND
BATTERIES**



**10 LITRES OF WATER
PER PERSON**
Power outages can
disrupt water supply.



**LIST OF KEY
PHONE NUMBERS**



**BATTERY-POWERED
AM/FM RADIO**



**COOLER BOX
AND ICE**



FIRST-AID KIT



**POWERPACK TO
CHARGE YOUR
MOBILE PHONE**



FURTHER INFORMATION

Health Direct 24 hour helpline: 1800 022 222

Emergency warnings: ABC Radio Sydney 702 AM

Advice on preparing for emergencies:
www.redcross.org.au/prepare

Help paying energy bills:
13 77 88 or www.energysaver.nsw.gov.au

Heat Smart Western Sydney has been funded under the
State Government Natural Disaster Resilience Program.

Heat Smart

Keep babies and children safe during extreme heat in Western Sydney

Hot weather can be dangerous for babies and young children.



Signs of overheating



WARM TO TOUCH



FEVER (ABOVE 38°C) BUT NOT SWEATING



SKIN IS RED OR HAS A RASH



RAPID HEARTBEAT



VOMITING



DIZZY OR CONFUSED



VERY SLEEPY OR UNRESPONSIVE

Start of summer

AT YOUR HOME



Check fridges, air conditioners and fans work, and are set to cool.



Keep the heat out:

- ☐ Install curtains or blinds
- ☐ Put up shade cloth or awnings.



Find a cool place to visit if home gets too hot (for example a shopping centre).

FOR YOUR CHILDREN



Ask your doctor if heat increases your child's health risk. Follow their advice.



Wear a hat and sunscreen outside.

Know who you can call for help.

Have light, loose clothes for children to wear (cotton or linen are best).

Knowing what to do can keep you and your children safe.

Babies and children (0-4 years) overheat and dehydrate more quickly than adults. You may feel well, but your baby or child may not. It is important to keep them cool and ensure they drink often.

Do not wait for signs your child is thirsty or too hot. See your doctor if your child is sick before a heatwave.



Health
Western Sydney
Local Health District

Before a heatwave

AT YOUR HOME



Check the weather regularly.



Plan cool meals.
Cooking heats your home.



Buy enough food and medicine for the heatwave period.



Prepare an emergency kit in case of power outages.



Freeze ice and place wet towels in the fridge.

Create a 'cool room' at home:

- ☐ close doors to other rooms
- ☐ seal gaps under doors
- ☐ cover windows
- ☐ move baby's bed, fans and other items to this space.

FOR YOUR CHILDREN



Plan to avoid the heat:

- ☐ be in a cool place
- ☐ move activities to cooler times
- ☐ cancel activities if necessary.



Remove padding or liners from baby's bed so air can flow.

Follow your doctor's advice if your child has a medical condition.

During a heatwave

AT YOUR HOME



Close doors, windows and blinds early in the morning.



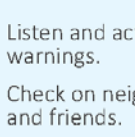
Keep your mobile phone charged.



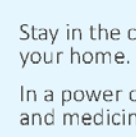
Use fans and air-conditioning, or visit a cool place.



Ensure pets have water and shade.



Listen and act on emergency warnings.
Check on neighbours, relatives and friends.

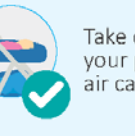


Stay in the coolest room in your home.
In a power outage, move food and medicine to your cooler box.

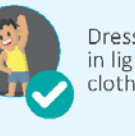
FOR YOUR CHILDREN



Check often that children aren't too hot.



Take covers off your pram so air can flow.



Dress children in light, loose clothes.



Cool children with cool baths, wet towels or sponge with water.



Offer children milk or water often. No sweet drinks (they make dehydration worse).

Stay inside and move less.

Drink plenty of water if you are breastfeeding.

Always watch children near water.

Never leave children or animals in the car.

ORDINARY MEETING
Questions for Next Meeting
Meeting Date: 12 April 2022



If you feel unwell
contact your doctor.
In an emergency call 000.



After a heatwave

AT YOUR HOME



If cooler outside, open
doors and windows.



If there was a black-out,
check the fridge for
bad food.

FOR YOUR CHILDREN



Many people become sick after a heatwave.
If your child feels unwell call your doctor.

Think about the past few
days – What worked?
What didn't?

Blackout emergency kit

Power outages are common during heatwaves.
Prepare an emergency kit:



**TORCH AND
BATTERIES**



**10 LITRES OF WATER
PER PERSON**
Power outages can
disrupt water supply.



**LIST OF KEY
PHONE NUMBERS**



**BATTERY-POWERED
AM/FM RADIO**
To receive emergency
warnings.



**COOLER BOX
AND ICE**



FIRST-AID KIT



**POWERPACK TO
CHARGE YOUR
MOBILE PHONE**



FURTHER INFORMATION

Health Direct 24 hour helpline: 1800 022 222

Breast feeding helpline:
1800 686 268 or call 131450 for in-language advice

Emergency warnings: ABC Radio Sydney 702 AM

Help paying energy bills:
13 77 88 or www.energysaver.nsw.gov.au

Advice on preparing for emergencies:
www.redcross.org.au/prepare

Heat Smart Western Sydney has been funded under the
State Government Natural Disaster Resilience Program.

10 tips for a cooler home

Make your home cooler and save on energy bills with these handy tips.

Whether you rent or own your home, these tips will keep you cooler this summer. Some actions are easy and low-cost. Other actions are more expensive and will be a longterm investment.



EASY & LOW COST



1

Water your garden

Trees and plants cool the air when watered well.

Tips:

- Watering your garden before the heatwave is best
- Water in the early morning or evening
- Mulch around plants to prevent the soil drying out
- Be mindful of water restrictions.



2

Seal any gaps

Stop hot air getting in your home through gaps.

Tips:

- Check for gaps around windows, doors and between floorboards
- Use draught stoppers to seal gaps. You can make draught stoppers at home using old socks and stockings, or simply roll up a towel or bedding.



3

Turn off appliances

Electrical appliances can generate heat. Turn off any appliances that are not in use to reduce heat and energy costs.

Tips:

- Turn off lights
- Turn off power points for your television, toaster and kettle.



Health
Western Sydney
Local Health District

EASY & LOW COST



4

Create a cool room

Focus on keeping one room cool to save money.

Tips:

- Find the coolest room in your home
- Close windows and doors to other rooms
- Block sun from coming in the windows using curtains and outdoor shade
- If your home is open plan, block off unused areas with curtains, or blankets
- Use fans and air-conditioning to cool the room
- Set your air-conditioner to 23 degrees to reduce energy use
- Turn your air-conditioner on early. It will need to work harder if the house is already hot.

MEDIUM COST



5

Cover your windows

Protect windows from sun inside and out.

Tips:

- Outside: Install shade cloth or place plants to block the sun
- Inside: Choose thick curtains in pale colours to help reflect heat
- Avoid dark colours and metal venetian blinds as they absorb heat.



6

Plant trees and bushes

Trees and plants provide shade and help cool the air around your home.

Tips:

- If possible, plant large trees that provide shade in summer
- If you have a small space use plants in pots to shade windows
- If you live in a bushfire area, ask your local Fire Control Centre about which plants are best to reduce bushfire risk.

BIGGER INVESTMENTS



7

Block the sun

Use external awnings and shade to block the sun from heating your home.

Tips:

- Focus on the hottest part of your home
- Focus on windows and glass
- Garden shade cloth is a cheaper option.

BIGGER INVESTMENTS



8

Choose light colours

Light colours reflect heat while dark colours get very hot.

Tips:

- Choose light colours for home improvements like painting or paving
- Light colours are most important on the roof.



9

Insulate

Your roof gets extremely hot in summer. Insulation can block heat from getting inside and is a good way to reduce energy bills.

Tips:

- Insulate your roof first
- Wall insulation is also a good option.



10

Get ready for blackouts

Blackouts are common during heatwaves and can be dangerous.

Tips:

- A generator can provide emergency power (especially if you use medical equipment or have medication that requires refrigeration)
- Solar power can save energy bills and reduce demand on the energy network, but it's important to remember that most solar panels will stop working if there is a blackout.

Blackout emergency kit

Power outages are common during heatwaves. Prepare an emergency kit:



TORCH AND BATTERIES



10 LITRES OF WATER PER PERSON
Power outages can disrupt water supply.



LIST OF KEY PHONE NUMBERS



BATTERY-POWERED AM/FM RADIO



COOLER BOX AND ICE



FIRST-AID KIT



POWERPACK TO CHARGE YOUR MOBILE PHONE

Heat Smart Western Sydney has been funded under the State Government Natural Disaster Resilience Program.

ORDINARY MEETING
Questions for Next Meeting
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AT - 2 Heat Smart Western Sydney - Hawkesbury Council Participation

Heat Smart Western Sydney – Hawkesbury City Council participation

Hawkesbury City Council one of seven project partners assisting WSROC to deliver the Heat Smart Western Sydney project. Other partners include: Blacktown, Cumberland, Liverpool, Parramatta, Penrith and the Western Sydney Local Health District.

Project governance

Hawkesbury City Council staff are represented on the Heat Smart Project Delivery Group; the principle management structure supporting the delivery of *Heat Smart Western Sydney*. The Group comprises representatives from participating councils and local health districts. The role of the Project Delivery Group is to:

- Provide strategic direction and advice to the project secretariat (WSROC) and consultant
- Facilitate delivery of the project via direct support and resources
- Ensure the work is being conducted efficiently and outcomes attained.

Hawkesbury staff have attended nine Project Delivery Group meetings:

- 6 Feb 2020
- 21 Feb 2020
- 16 April 2020
- 26 August 2020
- 4 November 2020
- 3 Feb 2021
- 23 June 2021
- 17 August 2021
- 18 Oct 2021

GAP Analysis and Heat Smart Framework development

Hawkesbury Council staff assisted with the following activities to facilitate the development of the Heat Smart Resilience Framework.

- **GAP Analysis interview with Hawkesbury Deputy LEMO – July-August 2020**
- **Western Sydney Local Emergency Management Officer workshop – 16 November 2020**
Presentation of GAP Analysis findings and discussion regarding areas for improvement.
 - Jeff Organ
- **2 x Heatwave workshops for community organisations – 26 and 27 November 2020**
- Presentation of GAP Analysis findings, preliminary recommendations for heatwave management and discussion regarding areas for improvement.
 - Hawkesbury Staff
 - Peppercorn Services
 - Wentworth Community Housing
 - Hume Housing.
- **Hawkesbury Heatwave Emergency Management workshop – 15 December 2020**

ORDINARY MEETING
Questions for Next Meeting
Meeting Date: 12 April 2022

Presentation of GAP Analysis findings, preliminary recommendations for heatwave management and discussion regarding areas for improvement.

- Jackie Carr
- Jeff Organ
- Justin Murphy
- Adriana Genova
- Conrad Webb
- Enid Robinson (NBMLHD Disaster Manager)
- **Community organisation survey** -assistance with drafting and distribution.
- **Community survey** -assistance with drafting and distribution.
- **Review and feedback on the draft Heat Smart Resilience Framework**

Heat Smart resource development and distribution

Hawkesbury City Council staff assisted with the following activities as part of the Project Delivery Group.

- Assisting to identify Heat Smart resource target audiences
- Reviewing draft Heat Smart resource content.
- Assistance engaging with Hawkesbury Neighbour Aid to test the final draft of the over 65s resource with community members and seek their feedback.
- Heat Smart resources shared via Council Facebook account during hot weather.

Heat Smart workshop delivery

Hawkesbury City Council staff assisted with the following activities as part of the Project Delivery Group.

- Advising on and reviewing draft Heat Smart workshop content/format.
- Assisting with organisation (dates and promotion) of Heat Smart workshop for Hawkesbury.
- Attendance at two Heat Smart workshops:
 - **Community Workshop with Mission Australia's Young Parent's Network, 21 October 2021**
 - Young mothers from Blacktown, Penrith and Hawkesbury
 - **Community Organisation Heat Smart Workshop on, 28 October 2021.**
 - 19 Community organisation staff
 - 3 Council staff
 - Nepean Blue Mountains Primary Health Network Disaster Manager
 - Nepean Blue Mountains LHD representative.

(Presentation to Hawkesbury Probus West Club organised for 11 January but cancelled due to COVID-19 Omicron wave).

ORDINARY MEETING
Questions for Next Meeting
Meeting Date: 12 April 2022

Screenshots from Community Organisation workshop

Hawkesbury City Council

Net Zero Emissions and Water Efficiency Strategy:
"Adapting to a changing climate is the biggest challenge facing our community"

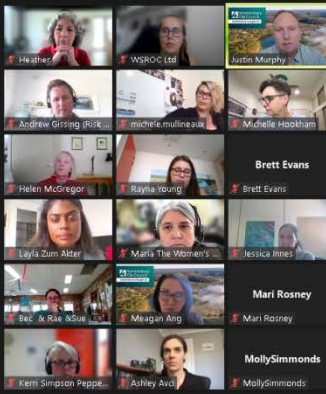

- Greener Suburbs and better design
- Drought resilient, green centres

Cool Spaces:

- extended opening hours: Windsor Library, Richmond Pool and Oasis Centre



Greening the City Grants

- \$382,000 to plant 301 trees across Bligh Park, Holbotville, South Windsor and Windsor
- \$1,244,000 for green street boulevards in Richmond, South Windsor and Windsor



Heat Smart Western Sydney | icebreaker

What do your communities usually do to cope during very hot weather?



Unmute Stop Video Security Participants 25 Polls Chat Share Screen Record Breakout Rooms Reactions End

oooO END OF REPORT Oooo

ORDINARY MEETING

Confidential Reports

Meeting Date: 12 April 2022

CONFIDENTIAL REPORTS

Item: 080 **SS - Contract for the Management and Operation of the Oasis Aquatic and Fitness Centre - (95496, 34584)**

Previous Item: 65, Ordinary (30 March 2021)

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 a contract for the management of a Council facility 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

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

