



ORDINARY MEETING

Date of meeting: 14 October 2025
Location: Council Chambers
Time: 6:30 PM

MINUTES

ORDINARY MEETING

Table of Contents

Meeting Date: 14 October 2025

Table of Contents

1. WELCOME	6
a) Acknowledgement of Indigenous Heritage	6
b) General Manager's Matters for Mention	6
2. ACKNOWLEDGEMENT OF OFFICIAL VISITORS TO THE COUNCIL.....	6
3. APOLOGIES AND LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS.....	7
4. DECLARATIONS OF INTERESTS	8
5. CONFIRMATION OF MINUTES	9
6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS	10
7. CONDOLENCES	11
8. MAYORAL MINUTES.....	12
9. EXCEPTION REPORTS - ADOPTION OF ITEMS NOT IDENTIFIED FOR DISCUSSION AND DECISION.....	13
10. REPORTS FOR DETERMINATION	14
10.1. PLANNING DECISIONS	14
10.2. GENERAL MANAGER.....	15
10.3. CITY PLANNING	16
10.3.1.CP - Draft Western Sydney Regional Affordable Rental Housing Contribution Scheme - Post Exhibition Report - (95498, 124414).....	16
10.3.2. CP - Draft Hawkesbury Nepean River System Coastal Management Program -(95498, 124414).....	18
10.3.3. CP - Thriving Hawkesbury: Beyond Resilience Strategy - Post Exhibition Report - (95498, 124414).....	19
10.3.4. CP - Draft Innovation Reconciliation Action Plan - (95498, 96328).....	20
10.4. CORPORATE SERVICES	21
10.4.1. CS - Code of Meeting Practice - (95496, 96333)	21
10.4.2. CS - Disclosure of Pecuniary Interests and Other Matters Returns - (95496, 96333) ...	22
10.4.3. CS - Annual Disclosure of Pecuniary Interests and Other Matters Returns - (95496, 96333).....	23
10.4.4. CS - Sewer Loan Refinancing and Funding - (95496, 96332)	24

ORDINARY MEETING

Table of Contents

Meeting Date: 14 October 2025

10.4.5. CS - Investment Report - August 2025 - (95496, 96332)	25
10.4.6. CS – Unaudited Financial Statements for year ended 30 June 2025 – (95496, 96332)	26
10.4.7. CS - Hawkesbury Cultural Plan 2025 - 2029 - (95496, 159584)	28
10.5. INFRASTRUCTURE SERVICES	29
10.5.1. IS - Western Sydney Infrastructure Grants Program - North Richmond Community Precinct - Evacuation Centre Concept Design - (95495, 159577)	29
10.5.2. IS - Western Sydney Infrastructure Grants Program - Oasis Aquatic and Leisure Centre Improvements Project Concept Design and Delivery Scope - (95495, 159577)	30
10.5.3. IS - Western Sydney Infrastructure Grants Program - Wayfinding LGA Entry Sign Options - (95495, 159577)	31
10.5.4. IS - Road Naming Proposal Glossodia Development - (95495, 159575)	32
11. RECEIPT OF MINUTES OF OTHER COMMITTEES	33
11.1.1. ROC - Floodplain Management Committee - 20 August 2025 - (161821, 124414, 95498)	33
11.1.2. ROC - Disaster Emergency Committee Meeting - 16 September 2025	34
12. NOTICES OF MOTION	35
12.1.1. RM1 - Inclusion of a Freeboard with Flood Planning Level	35
12.1.2. NM1 - Emergency Services Levy	36
12.1.3. NM2 - Planning Systems Reform Bill	38
12.1.4. NM3 - Insurance Council of Australia	39
13. QUESTIONS WITH NOTICE	40
14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING	41
14.1.1. Responses to Councillor Questions Taken on Notice at the Council Meeting – 9 September 2025	41
15. CONFIDENTIAL REPORTS	42
15.1. GENERAL MANAGER	43
15.2. CITY PLANNING	43
15.3. CORPORATE SERVICES	44
15.3.1. CS - Proposed Sale of Closed Road - Part of High Street, McGraths Hill - adjoining 1 Pitt Town Road, McGraths Hill (95496, 112106, 162748)	44

ORDINARY MEETING

Table of Contents

Meeting Date: 14 October 2025

15.3.2. CS - Licence Agreement to Hawkesbury Nepean Radio Broadcasting Association Incorporated for Part of 142 Warks Hill Road, Kurrajong Heights (95496, 112106)	46
15.4. INFRASTRUCTURE SERVICES.....	48

ORDINARY MEETING

1. WELCOME

Meeting Date: 14 October 2025

1. WELCOME

Minutes of the Ordinary Meeting held at the Council Chambers, Windsor, on 14 October 2025, commencing at 6:31pm.

a) Acknowledgement of Indigenous Heritage

The Mayor, Councillor Les Sheather acknowledged the Indigenous Heritage.

b) General Manager's Matters for Mention

The General Manager addressed the Council meeting, mentioning:

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

2. ACKNOWLEDGEMENT OF OFFICIAL VISITORS TO THE COUNCIL

There were no official visitors to Council.

ORDINARY MEETING

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

Meeting Date: 14 October 2025

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

Attendance

PRESENT: Councillor Les Sheather, Mayor, Councillor Sarah McMahon, Deputy Mayor and Councillors Mike Creed, Shane Djuric, Amanda Kotlash, Mary Lyons-Buckett, Jill Reardon, Peter Ryan, Paul Veigel and Danielle Wheeler.

ALSO PRESENT: General Manager – Elizabeth Richardson, Acting Director City Planning – Craig Winn, Director Infrastructure Services – Will Barton, Acting Director Corporate Services - Patricia Krzeminski, Manager Communications and Events – Suzanne Stuart, Chief Financial Officer - James Dolton, Manager Strategic Planning – Andrew Kearns, Manager Community Planning and Partnerships – Justin Porter, Coordinator Community Planning and Partnerships – Janine Madden and Administrative Support Coordinator – Vandana Saini.

The Mayor, Councillor Les Sheather advised that an apology was received from Councillor Nathan Zamprogno.

188

RESOLUTION:

RESOLVED on the motion of Councillor Reardon, seconded by Councillor Wheeler that the apology tendered by Councillor Nathan Zamprogno be accepted.

ORDINARY MEETING

4. DECLARATIONS OF INTERESTS

Meeting Date: 14 October 2025

4. DECLARATIONS OF INTERESTS

There were no declarations made at the meeting.

ORDINARY MEETING

5. CONFIRMATION OF MINUTES

Meeting Date: 14 October 2025

5. CONFIRMATION OF MINUTES

189 RESOLUTION:

RESOLVED on the motion of Councillor Creed seconded by Councillor Reardon that the minutes of the Ordinary Meeting held on 9 September 2025 be confirmed.

ORDINARY MEETING

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

Meeting Date: 14 October 2025

6. AGENDA ITEMS SUBJECT TO PUBLIC ADDRESS

The following item was subject to public address:

- Item 12.1.1. RM1 – Inclusion of a Freeboard with Flood Planning Level

ORDINARY MEETING

7. CONDOLENCES

Meeting Date: 14 October 2025

7. CONDOLENCES

Nil.

ORDINARY MEETING

8. MAYORAL MINUTES

Meeting Date: 14 October 2025

8. MAYORAL MINUTES

Nil Reports.

ORDINARY MEETING

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

Meeting Date: 14 October 2025

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

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

190 RESOLUTION:

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

That the following items are dealt with by exception:

- Item 10.3.1.
- Item 10.3.2.
- Item 10.4.2.
- Item 10.4.3.
- Item 10.4.5.
- Item 10.4.7.
- Item 10.5.1.
- Item 10.5.2.
- Item 10.5.4.
- Item 11.1.2.
- Item 15.3.1.
- Item 15.3.2.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 14 October 2025

10. REPORTS FOR DETERMINATION

10.1. PLANNING DECISIONS

Nil Reports.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.2. GENERAL MANAGER

Nil Reports.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 14 October 2025

10.3. CITY PLANNING

10.3.1. CP - Draft Western Sydney Regional Affordable Rental Housing Contribution Scheme - Post Exhibition Report - (95498, 124414)

Previous Item: 4.3.1., Ordinary (30 January 2024)

Directorate: City Planning

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

191 RESOLUTION:

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

That Council:

1. Note the outcome of public exhibition of the Draft Western Sydney Regional Affordable Rental Housing Scheme.
2. Adopt the Western Sydney Regional Affordable Rental Housing Contribution Scheme, attached as Attachment 1 to the report.
3. Provide the General Manager with delegation to approve future minor or incidental amendments to the endorsed Draft Western Sydney Regional Affordable Rental Housing Contribution Scheme that may arise after the formal endorsement, subject to such amendments maintaining the intent of the Scheme and any increase in the percentage rate being submitted to Council for approval.
4. Submit the endorsed Draft Western Sydney Regional Affordable Housing Contribution Scheme to the NSW Department of Planning, Housing and Infrastructure for approval by the Minister for Planning and Public Spaces noting the commencement of the Scheme on 1 March 2028.
5. Support the NSW Government to include a clause in the Hawkesbury Local Environmental Plan 2012, and State Environmental Planning Policy (Precincts- Central River City) 2021 via a self-repealing State Environmental Planning Policy which will enable a consent authority to levy contributions in accordance with the Draft Western Sydney Regional Affordable Housing Contribution Scheme.
6. Work with Homes NSW and the Western Sydney Planning Partnership to prepare a partnership agreement regarding the management of the commissioning process for eligible affordable housing providers to use the contributions collected.
7. Note a further report will be provided to Council, regarding the contractual agreements with Homes NSW and Community Housing Providers and that the Distribution Plan will be finalised and provided to Council to endorse.

ORDINARY MEETING

10. REPORTS FOR DETERMINATION

Meeting Date: 14 October 2025

8. Note that the Minister for Planning and Public Spaces has final approval of the Scheme and that the NSW Department of Planning, Housing and Infrastructure and Parliamentary Counsel may amend the Scheme at finalisation stage without requiring a further report to Council.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.3.2. CP - Draft Hawkesbury Nepean River System Coastal Management Program - (95498, 124414)

Directorate: City Planning

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

192 RESOLUTION:

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

That:

1. Council endorse the Draft Hawkesbury Nepean River System Coastal Management Program included as Attachment 1 to the report, for the purposes of public exhibition.
2. A further report be presented to Council following public exhibition to consider any submissions received and seek endorsement to submit the Draft Hawkesbury Nepean River System Coastal Management Program to the Minister for Climate Change, Energy, Heritage and the Environment for Certification.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.3.3. CP - Thriving Hawkesbury: Beyond Resilience Strategy - Post Exhibition Report - (95498, 124414)

Previous Item: 10.3.2., Ordinary (29 July 2025)

Directorate: City Planning

MOTION:

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

Refer to RESOLUTION

193 RESOLUTION:

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

That Council:

1. Note the outcome of the public exhibition of the Draft Thriving Hawkesbury: Beyond Resilience Strategy.
2. Adopt the Draft Thriving Hawkesbury: Beyond Resilience Strategy, included as Attachment 1 to this report.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.3.4. CP - Draft Innovation Reconciliation Action Plan - (95498, 96328)

Directorate: City Planning

MOTION:

MOVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Kotlash.

Refer to RESOLUTION

194 RESOLUTION:

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

That Council:

1. Place the Draft Innovate Reconciliation Action Plan (RAP) attached as Attachment 1 to this report, on public exhibition for 28 days.
2. At the expiration of the public exhibition period, the following action be taken:
 - a) Should any submissions be received regarding the Draft Innovate Reconciliation Action Plan a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Innovate Reconciliation Action Plan attached as Attachment to this report.

For the Motion: Councillors Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Councillor Sheather.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4. CORPORATE SERVICES

10.4.1. CS - Code of Meeting Practice - (95496, 96333)

Previous Item: 10.4.4., Ordinary (10 June 2025)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Creed.

Refer to RESOLUTION

195 RESOLUTION:

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

That:

1. The Draft Code of Meeting Practice, included as Attachment 1 of this report, be placed on public exhibition for a period of 28 days, with submissions being accepted for 42 days.
2. At the expiration of the public exhibition period, the following action be taken:
 - a) Should any submissions be received regarding the Draft Code of Meeting Practice, a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Code of Meeting Practice, included as Attachment 1 of this report.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.2. CS - Disclosure of Pecuniary Interests and Other Matters Returns - (95496, 96333)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

196 RESOLUTION:

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

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

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.3. CS - Annual Disclosure of Pecuniary Interests and Other Matters Returns - (95496, 96333)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

197 RESOLUTION:

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

That Council note that the Disclosures of Interests and Other Matters Returns for the 2024/2025 financial year, lodged with the General Manager, have been tabled.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.4. CS - Sewer Loan Refinancing and Funding - (95496, 96332)

Previous Item: 10.5.2., Ordinary (10 June 2025)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Wheeler, seconded by Councillor Lyons-Buckett.

Refer to RESOLUTION

198 RESOLUTION:

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

That Council:

1. Approve using Sewer Reserves to repay the principal of the Sewer Loan to \$20,000,000 at maturity.
2. Approve refinancing the \$20,000,000 Sewer Loan that matures in December 2025.
3. Adopt a Sewer Infrastructure Charge to fund the future repayment of the Sewer Loan should the divestment of the Windsor Sewerage Scheme to Sydney Water proceed.
4. Consults with Windsor Sewerage Scheme customers in relation to the tenor of the payment plan of a proposed Sewerage Infrastructure Charge to fund the future repayment of the Sewer Loan.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.5. CS - Investment Report - August 2025 - (95496, 96332)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

199 RESOLUTION:

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

That the Monthly Investment Report for August 2025 be received and noted.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ADJOURNMENT OF MEETING

At 9:07pm the Mayor, Councillor Sheather adjourned the meeting for a short break.

RESUMPTION OF MEETING

The meeting resumed at 9:18pm.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.6. CS – Unaudited Financial Statements for year ended 30 June 2025 – (95496, 96332)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Wheeler.

Refer to RESOLUTION

200 RESOLUTION:

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

That:

1. Council refers the Financial Statements for the year ended 30 June 2025 contained in Attachment 1 to the report, for audit by the Audit Office of NSW.
2. Council note the following in respect of Section 413(2)(c) of the Local Government Act 1993 as to its Annual Financial Statements:
 - a) Council's Annual Financial Statements for the year ended 30 June 2025 have been drawn up in accordance with:
 - The Local Government Act 1993 and the Regulations made there under;
 - The Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board; and
 - The Local Government Code of Accounting Practice and Financial Reporting
 - b) The Statements present fairly the Council's financial position and operating result for the year.
 - c) The Statements are in accordance with the Council's accounting and other records.
 - d) The signatories do not know of anything that would make these Statements false or misleading in any way.
3. Council endorse the signing of the "Statements by Councillors and Management" by the Mayor, Deputy Mayor, General Manager, and the Responsible Accounting Officer.
4. Council note the endorsement made by the Audit, Risk and Improvement Committee to submit the Financial Statements to Council.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.4.7. CS - Hawkesbury Cultural Plan 2025 - 2029 - (95496, 159584)

Directorate: Corporate Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

201 RESOLUTION:

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

That:

1. The Draft Hawkesbury Cultural Plan 2025-2029, included as Attachment 1 of this report, be placed on public exhibition for a period of 28 days.
2. At the expiration of the public exhibition period, the following action be taken:
 - a) Should any submissions be received regarding the Draft Hawkesbury Cultural Plan 2025-2029, a further report be submitted to Council, or
 - b) Should no submissions be received, Council adopt the Hawkesbury Cultural Plan 2025-2029, included as Attachment 1 of this report.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.5. INFRASTRUCTURE SERVICES

10.5.1. IS - Western Sydney Infrastructure Grants Program - North Richmond Community Precinct - Evacuation Centre Concept Design - (95495, 159577)

Previous Item: 10.5.2., Ordinary (9 September 2025)

Directorate: Infrastructure Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

202 RESOLUTION:

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

That Council:

1. Note the report on the Western Sydney Infrastructure Grants Program - North Richmond Community Precinct - Evacuation Centre Concept Design.
2. Endorse the North Richmond Emergency Evacuation Centre (NREEC) Concept Plans, attached as Attachment 1 to the report, enabling progression to detailed design.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.5.2. IS - Western Sydney Infrastructure Grants Program - Oasis Aquatic and Leisure Centre Improvements Project Concept Design and Delivery Scope - (95495, 159577)

Directorate: Infrastructure Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

203 RESOLUTION:

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

That Council:

1. Endorse the Concept Plans for the Oasis Aquatic and Leisure Centre (OALC) project, attached as Attachment 1 to the report.
2. Endorse the project staging plan as outlined in this report:
 - a) To deliver the full scope to detailed design;
 - b) To deliver construction of school-age amenities, splash park, car park and compliance upgrades as detailed in this report; and
 - c) To deliver as an optional item, the covered deck, subject to satisfactory tender responses.
3. Revise the procurement strategy to decouple the Oasis Aquatic and Leisure Centre (OALC) project from the Richmond Swimming Centre project.
4. Explore further opportunities to deliver project elements in part or full via external funding opportunities to bolster grant alignment.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.5.3. IS - Western Sydney Infrastructure Grants Program - Wayfinding LGA Entry Sign Options - (95495, 159577)

Directorate: Infrastructure Services

MOTION:

MOVED on the motion of Councillor McMahon, seconded by Councillor Veigel.

Refer to RESOLUTION

204 RESOLUTION:

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

That Council:

1. Note the four design options developed for LGA Entry Welcome signage under Wayfinding and Signage Project.
2. Endorse Option 3A and 3B – Elevated (pole sign) as the preferred design option; however, where space does not permit the design, be vertical in line with Option 1A and 1B.
3. Approve progression to detailed design and implementation planning.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
10. REPORTS FOR DETERMINATION
Meeting Date: 14 October 2025

10.5.4. IS - Road Naming Proposal Glossodia Development - (95495, 159575)

Previous Item: 10.5.4., Ordinary (12 August 2025)

Directorate: Infrastructure Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

205 RESOLUTION:

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

That Council:

1. In accordance with the requirements of the NSW Roads Act 1993, Council places on exhibition the road names in Attachment 2 of this report - Revised List of Proposed Names - Glossodia Development to the report related to the Glossodia Development, for a period of 28 days.
2. At the expiration of the public notification period outlined in Part 1 above, the following action be taken:
 - a) Should any material submissions of objection be received regarding the proposed Road Naming Proposal Glossodia Development, a further report be submitted to Council, or
 - b) Should no material submissions of objection be received, Council adopts the Road Naming Proposal as shown in Attachment 2 of this report.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 14 October 2025

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

11.1.1. ROC - Floodplain Management Committee - 20 August 2025 - (161821, 124414, 95498)

Directorate: City Planning

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Lyons-Buckett.

Refer to RESOLUTION

206 RESOLUTION:

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

That Council:

1. Receive and note the minutes of the Floodplain Management Committee Meeting held on 20 August 2025.
2. Schedule a briefing session to revisit the Terms of Reference for this Committee to improve its efficiency and more importantly its outcomes. Topics might include, but not be limited to:
 - a) The Committee's objectives – noting that some have already been achieved.
 - b) How advice from the Committee is provided to Council.
 - c) How Council asks the Committee for advice.
 - d) Frequency of meetings.
 - e) How ideas (not necessarily advice) from Committee members are addressed.
 - f) How external agency briefings are given to Council and the Committee.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING

11. RECEIPT OF MINUTES OF OTHER COMMITTEES

Meeting Date: 14 October 2025

11.1.2. ROC - Disaster Emergency Committee Meeting - 16 September 2025

Directorate: Infrastructure Services

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

207 RESOLUTION:

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

That Council adopt the recommendations contained in the Minutes of the Disaster and Emergency Committee meeting held on 16 September 2025.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 14 October 2025

12. NOTICES OF MOTION

12.1.1. RM1 - Inclusion of a Freeboard with Flood Planning Level

Mr Wayne Mitchell address the Council, speaking for the recommendation contained in the business paper.

RESCISSION MOTION:

MOVED on the rescission motion of Councillor Lyons-Buckett, seconded by Councillor Wheeler.

That Resolution 143 from the Extraordinary Meeting of Council on 29 July 2025, being the resolution from Item 10.3.3., Inclusion of a Freeboard with Flood Planning Level, be rescinded.

For the Rescission Motion: Councillors Kotlash, Lyons-Buckett, Ryan and Wheeler.

Against the Rescission Motion: Councillors Sheather, Creed, Djuric, McMahon, Reardon and Veigel.

Absent: Councillor Zamprogno.

The rescission motion was LOST.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 14 October 2025

12.1.2. NM1 - Emergency Services Levy

MOTION:

MOVED on the motion of Councillor Ryan, seconded by Councillor Lyons-Buckett.

Refer to RESOLUTION

208 RESOLUTION:

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

That Council write to The Honorable Christopher Minns, Premier of New South Wales, The Honorable Jihad Dib, Minister for Emergency Services and Youth Justice and The Honorable Daniel Mookhey, Treasurer of New South Wales and request that the information and answers to the questions below be provided:

1. The State Government quantify the amount of the Emergency Services Levy collected across the State of New South Wales for each financial year since inception in 2017.
2. The State Government provide information regarding the distribution of the Emergency Services Levy funds since the inception of this Levy.
3. The State Government provide the historical data on Emergency Services Levy delivery for the Hawkesbury Local Government Area.
4. Provide information regarding the funds raised and being raised, via the Emergency Services Levy, being used for any other purposes, other than what they were originally raised for, that being the Fire Service, the NSW Rural Fire Service and the State Emergency Service.
5. During the 2023 election the now State Government committed to reforms to the Emergency Services Levy, when will these reforms be made publicly available.

For the Motion: Councillors Sheather, Creed, Djuric, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Councillor Kotlash.

Absent: Councillor Zamprogno.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 14 October 2025

DURATION OF MEETING

MOTION:

MOVED on the motion of Councillor Djuric, seconded by Councillor Reardon.

Refer to RESOLUTION

209 RESOLUTION:

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

That Council extend the duration of the meeting beyond 11:00pm in accordance with Clause 18.2 of the Code of Meeting Practice.

For the Motion: Councillors Sheather, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon and Wheeler.

Against the Motion: Councillor Creed, Ryan and Veigel.

Absent: Councillor Zamprogno.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 14 October 2025

12.1.3. NM2 - Planning Systems Reform Bill

MOTION:

MOVED on the motion of Councillor Wheeler, seconded by Councillor Lyons-Buckett.

Refer to RESOLUTION

210 RESOLUTION:

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

That Council:

1. Note with concern that the Environmental Planning and Assessment (Planning System Reforms) Bill 2025 reduces local planning control and transparency, increases risk of corruption in planning processes, and will decrease community input and confidence in planning decisions.
2. Write to the Premier, the Leader of the Opposition, the Minister and Shadow Ministers for Planning and Public Spaces, and the Member for Hawkesbury opposing the passage of the Bill in its current form and requesting the opportunity for formal public consultation on these reforms.
3. Write to the President and CEO of Local Government New South Wales (LGNSW) to express our concern that the statement issued by LGNSW on 18 September welcoming these reforms is not consistent with the LGNSW policy platform and was released without consultation with the Board.
4. Advocate through WSROC for a coordinated response to these reforms.
5. Submit a motion, as outlined in Attachment 1, to the LGNSW Conference condemning the changes.

For the Motion: Councillors Sheather, Creed, Djuric, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Councillors Kotlash.

Absent: Councillor Zamprogno.

ORDINARY MEETING
12. NOTICES OF MOTION
Meeting Date: 14 October 2025

12.1.4. NM3 - Insurance Council of Australia

MOTION:

MOVED on the motion of Councillor Lyons-Buckett, seconded by Councillor Wheeler.

Refer to RESOLUTION

211 RESOLUTION:

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

That:

1. Council request a presentation at a Council Meeting, from the Insurance Council of Australia, specifically outlining the mechanism for setting of flood insurance premiums, and addressing the question of whether an alteration in a flood planning level has any direct impact on insurance premiums.
2. In the event that the Insurance Council of Australia accepts the invitation to present to a Council Meeting, prepare a report to allow the presentation to be delivered at a Council meeting as soon as possible.

For the Motion: Councillors Sheather, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan and Wheeler.

Against the Motion: Councillors Creed and Veigel.

Absent: Councillor Zamprogno.

ORDINARY MEETING

13. QUESTIONS WITH NOTICE

Meeting Date: 14 October 2025

13. QUESTIONS WITH NOTICE

Nil Reports.

ORDINARY MEETING

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

Meeting Date: 14 October 2025

14. RESPONSES TO QUESTIONS WITH NOTICE FROM PREVIOUS MEETING

14.1.1. Responses to Councillor Questions Taken on Notice at the Council Meeting - 9 September 2025

There were no comments or further questions to the Councillor Questions Taken on Notice at the Council Meeting on 9 September 2025.

ORDINARY MEETING

15. CONFIDENTIAL REPORTS

Meeting Date: 14 October 2025

15. CONFIDENTIAL REPORTS

15.1. GENERAL MANAGER

Nil Reports.

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

15.2. CITY PLANNING

Nil Reports.

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

15.3. CORPORATE SERVICES

15.3.1. CS - Proposed Sale of Closed Road - Part of High Street, McGraths Hill - adjoining 1 Pitt Town Road, McGraths Hill (95496, 112106, 162748)

Previous Item: 10.4.6., Ordinary (26 November 2024)

Directorate: Corporate Services

REASON FOR CONFIDENTIALITY

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

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

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

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

212 RESOLUTION:

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

That Council:

1. Approve the sale of Lot 1 in Deposited Plan 1312701, being the closed road area of part of High Street, McGrath Hill, adjoining The Australian Hotel, 1 Pitt Town Road, McGraths Hill comprising an area of 425.5m², as shown in Attachment 1 to this report, to Hyde Park House Property Pty Ltd as trustee for Hyde Park Property Unit Trust, in the amount detailed in the Report.
2. Authority be given for the Contract and any other documentation in association with the matter to be executed under the Seal of Council.
3. Details of Council's resolution be conveyed to Hyde Park House Property Pty Ltd as trustee for Hyde Park Property Unit Trust, with the advice that Council is not and will not be bound by the terms of its resolution until such time as appropriate documentation to put such a resolution into effect has been executed.

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

15.3.2. CS - Licence Agreement to Hawkesbury Nepean Radio Broadcasting Association Incorporated for Part of 142 Warks Hill Road, Kurrajong Heights (95496, 112106)

Directorate: Corporate Services

REASON FOR CONFIDENTIALITY

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

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

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

MOTION:

MOVED on the motion of Councillor Kotlash, seconded by Councillor Reardon.

Refer to RESOLUTION

213 RESOLUTION:

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

That:

1. Council proceed to publicly exhibit the proposed Licence Agreement with Hawkesbury Nepean Radio Broadcasting Association Incorporated, for part of 142 Warks Hill Road, Kurrajong Heights (part of Warks Hill Communication Tower) as outlined in the report, in accordance with Sections 47 and 47A of the Local Government Act 1993.
2. At the expiration of the public exhibition period outlined in Part 1 above, the following action be taken:
 - a) Should any submissions be received regarding the proposed Licence Agreement to Hawkesbury Nepean Radio Broadcasting Association Incorporated, a further report should be submitted to Council, or
 - b) Should no submissions be received:
 - i) Council enter into a new Licence Agreement with Hawkesbury Nepean Radio Broadcasting Association Incorporated for part of Lot 1 in Deposited Plan

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

1007671, 142 Warks Hill Road, Kurrajong Heights (Part of Warks Hill Communication Tower), as outlined in the report.

- ii) Authority be given for the Licence Agreement and any documentation in association with the matter to be executed under the Seal of Council.
- iii) Details of Council's resolution be conveyed to the Licensee, together with the advice that Council is not, and will not, be bound by the terms of the resolution, until such time as appropriate legal documentation to put such a resolution into effect has been agreed to and executed by all parties.

For the Motion: Councillors Sheather, Creed, Djuric, Kotlash, Lyons-Buckett, McMahon, Reardon, Ryan, Veigel and Wheeler.

Against the Motion: Nil.

Absent: Councillor Zamprogno.

ORDINARY MEETING
15. CONFIDENTIAL REPORTS
Meeting Date: 14 October 2025

15.4. INFRASTRUCTURE SERVICES

Nil reports.

Meeting terminated at 11:22pm on 14 October 2025.

Submitted to and confirmed at the Ordinary meeting on 4 November 2025.

.....
Mayor, Councillor Les Sheather



Ordinary Meeting

End of Minutes

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