



Ordinary Meeting
25 November 2024 at 6.00pm



AGENDA

Notice is hereby given that the Ordinary Meeting of the Hunter's Hill Council will be held in the Council Chambers at 22 Alexandra Street Hunters Hill on

Monday 25 November 2024

Beginning at 6.00pm for the purpose of considering and determining matters included in this agenda.

Mitchell Murphy
General Manager

Hunter's Hill Council Values

Our values are at the **HEART** of what we do and who we are. As such, we are represented by the following values:

Honesty

Excellence

Accountability

Respect

Teamwork



HUNTER'S HILL COUNCIL
COUNCIL CHAMBERS SEATING PLAN

MAYOR



CR KASSAB



CR VIRGARA



CR PRIESTON



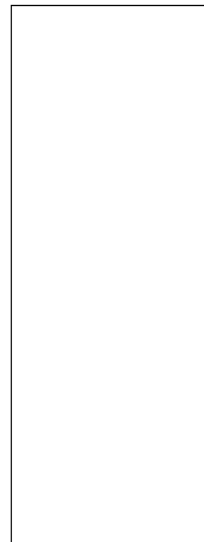
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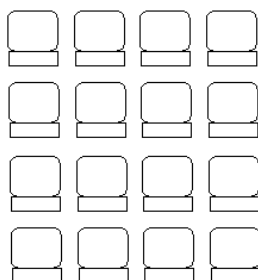
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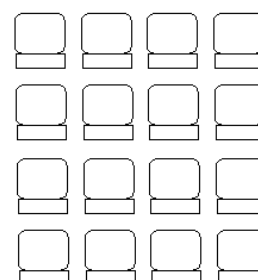
CR WILLIAMS



SPEAKER



GALLERY



ENTRANCE



ORDER OF BUSINESS

Prayer

Attendance, Apologies

Declarations of Interests

- 1 Confirmation of Minutes
- 2 Business Arising
- 3 Reports
- 4 Other Business

Charter of Respectful Behaviour

1. *Comments to be "task" focused + Focus on the issue*
2. *Actively listen + be attentive*
3. *Allow others to finish their point*
4. *Deliver solutions based comments*
5. *Develop your resilience*
6. *Be informed + ask questions*
7. *Seek to understand others*
8. *Be on time + use time wisely*
9. *Acknowledge differences or personal circumstances*
10. *Value each other's contributions*

HUNTER'S HILL COUNCIL

ORDINARY MEETING OF COUNCIL

25 November 2024

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Nil

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5 - CORRESPONDENCE

Nil

6 - GENERAL BUSINESS

Nil

7 - QUESTIONS WITH NOTICE

- 7.1 Cr Marc Lane (Subject: Walking or Cycling Infrastructure program application) 526

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6.01pm.

IN ATTENDANCE

The Mayor Zac Miles, Deputy Mayor Julia Prieston (arrived 6.14pm), Councillors Carla Kassab, Marc Lane, Carol Tannous Sleiman, Tatyana Virgara and Ross Williams.

ALSO PRESENT

Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director Finance and Corporate Strategy Maria Kenny, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian and Recording Steve Spagnolo.

External Auditor - Alex Hardy, Director Prosperity Audit (for Agenda Item 4.1) – via Zoom.

APOLOGIES

General Manager Mitchell Murphy, Director Community and Customer Services Annie Goodman, Director People and Culture Rosanna Guerra.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

102/24 **RESOLVED** on the MOTION of Councillor Virgara, seconded Councillor Williams
That the Minutes of Ordinary Meeting No. 4536 held 29 July 2024 be confirmed
with the required amendment to Item 8.3 to include the record of voting.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

Noting that Deputy Mayor Prieston was not present.

- 103/24** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Virgara That the Minutes of Extraordinary Meeting No. 4537 held 14 October 2024 be confirmed.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

Noting that Deputy Mayor Prieston was not present.

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

Nil

ADDRESSES FROM THE PUBLIC

PROCEEDINGS IN BRIEF

Refer to Items 4.2 and 4.5.

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

3.1 AUTHORISATION TO EXERCISE THE POWER OF EXPULSION

PROCEEDINGS IN BRIEF

- 104/24** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Kassab

1. That Hunter's Hill Council resolve that:
 - a. Pursuant to section 10(2)(b) of the Local Government Act 1993 (NSW), the Mayor or other person presiding at a meeting of council or a committee of a council, be authorised to exercise the power of expulsion on the following grounds:
 - i. in relation to a Councillor, where the Councillor fails to comply with a requirement under regulation 233(1) of the Local Government (General) Regulations 2021;

- ii. in relation to a person (other than a Councillor) where the person has, in the reasonably opinion of the Mayor or the person presiding at the meeting, engaged in disorderly conduct at the meeting.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Marc Lane
Councillor Carla Kassab	Councillor Ross Williams
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED

Noting that Deputy Mayor Prieston was not present.

Deputy Mayor Prieston entered the meeting at 6.14pm.

3.2 COMMUNITY FEEDBACK

PROCEEDINGS IN BRIEF

105/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Tannous Sleiman

1. That Council resolve:
 - a. To have the relevant Council Officers consider the community feedback set out in this paper and report back to Council on the viability, options and timing for the suggested actions on a rolling basis as the options are considered.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Marc Lane
Deputy Mayor Julia Prieston	Councillor Ross Williams
Councillor Carla Kassab	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED

3.3 SPATIAL STRATEGY

PROCEEDINGS IN BRIEF

Cr Lane moved the motion with the addition of points 4 and 5 below.

Cr Williams suggested a further amendment, point 6 below, which was accepted by the mover, Cr Lane.

MOVED on the MOTION of Councillor Lane, seconded Councillor Williams

1. That Council prepare a spatial strategy for public open space in the Municipality of Hunter's Hill that:
 - a. sets out aim of public ownership, use and access to the land and waters of the Municipality of Hunter's Hill, in specific, measurable and actionable terms, including:
 - i. to meet the strategic objectives of the Local Strategic Planning Statement (LSPS), particularly the recreational open space identified in Map 13 and the green grid identified in Map 14 of the LSPS
 - ii. to deliver continuous walking and routes along the foreshore and provide suitable alternatives to busy roads for walking and cycling
 - iii. to meet the recreational needs of the residents of Hunters Hill, and
 - iv. to deliver for the current and future open space needs of the community.
 - b. identifies the key open space networks and areas required to meet that aim,
 - c. identifies land:
 - i. vested in or under the control of council (within the meaning of s53 of the Local Government Act) that is required to be retained in public ownership, or easements to be retained for public access, as applicable
 - ii. owned by others for which acquisition, use or a right of access is sought to achieve the aims, and
 - d. provides a delivery plan for realising the aims of the spatial strategy.
2. That Council does not dispose of:
 - a. 16C Vernon Street, Hunters Hill and the easements associated with it; nor
 - b. any other publicly owned land or easements,until the strategy referred to in 1 has been adopted by Council.
3. That Council writes to the Minister for Planning and Public Spaces to request that any sale of 7 - 11 Nelson Street is conditional on public foreshore

access, to enable the Parramatta River and Sydney Harbour Foreshore Walk opportunity set out in the LSPS.

4. That Council enforces the easement over 16A Vernon Street Hunters Hill to enable access from Mornington Reserve to 16C Vernon Street; and
5. That Council removes illegal fencing over the foreshore access path at the west of Mornington Reserve.
6. Council allocates funds from general reserves to fund this strategy.

RECORD OF VOTING	
For	Against
Councillor Ross Williams	Deputy Mayor Julia Prieston
	Councillor Carla Kassab
	Councillor Tatyana Virgara

Mayor Miles, Cr Lane and Cr Tannous-Sleiman did not vote.

The MOTION on being put to the meeting was LOST.

COUNCIL REPORTS

4.1 EXTERNAL AUDIT & ADOPTION OF GENERAL PURPOSE FINANCIAL STATEMENTS FOR YEAR ENDING 30 JUNE, 2024

PROCEEDINGS IN BRIEF

Alex Hardy addressed the meeting regarding the audit of the financial statements and responded to questions from Council.

106/24 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman

1. That the financial statements for the year ending 30 June 2024 be adopted and placed on public exhibition in accordance with the requirements of section 420 of the Local Government Act.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.2 COMMITTEES OF COUNCIL; COUNCILLOR REPRESENTATION ON INTERNAL AND EXTERNAL COMMITTEES; AND REPRESENTATION BY COMMUNITY MEMBERS

PROCEEDINGS IN BRIEF

Mr Jim Sanderson addressed the meeting with particular attention to the proposed abolishment of the Movement and Transport Advisory Committee. Mr Sanderson was granted an extension of time (moved by Cr Williams, seconded by Cr Lane and carried). Mr Sanderson was granted a further extension of time (moved by Cr Williams, seconded by Cr Lane and carried on the casting vote of the Mayor).

Director Urquhart read a statement by Ms Elizabeth Krassoi regarding stronger intergenerational engagement with Council decision making. Ms Krassoi provided a Council Resolution from 2021 which was not actioned due to caretaker period and post-covid recovery. It sought to provide council with a conduit to hear younger voices.

MOVED on the MOTION of Deputy Mayor Prieston, seconded Cr Virgara the recommendation in the report with a slight amendment to point 5 and the addition of point 6, as follows:

1. That Council receive and note the report.
2. That Council adopt the Advisory Committees and Steering Committees of Council for the full term of the Council as outlined in this report.
3. That Council nominates elected members as delegates to all committees as outlined in this report.
4. That Council determines number of community representatives as outlined in this report.
5. That nominations for community representatives including a youth representative be invited and advertised for Advisory Committees and Steering Committees and that a further report be brought to Council's Ordinary Meeting in December 2024 regarding recommended appointments.
6. That the information on the advisory and steering committees of Council (excluding technical committees, CAP and LTC, and for the avoidance of doubt, ARIC) be provided to local high schools to promote the opportunity to nominate a youth representative for consideration as a delegate on all committees.

An AMENDMENT was moved by Clr Marc Lane seconded by Clr Ross Williams that:

1. That Council receive and note the report.
2. That Council adopt the Advisory Committees and Steering Committees of Council for the full term of the Council as outlined in this report and include that:
 - the Conservation Advisory Panel is also to include the Hunters Hill Trust, a heritage landscape architect and the two community representatives are not to be alternating but sit together,
 - the Movement and Transport Committee which is to be retained on its previous terms.

3. That Council nominates elected members as delegates to all committees as outlined in this report.
4. That Council determines number of community representatives as outlined in this report.
5. That nominations for community representatives including a youth representative be invited and advertised for Advisory Committees and Steering Committees and that a further report be brought to Council's Ordinary Meeting in December 2024 regarding recommended appointments.
6. That the information on the advisory and steering committees of Council (excluding technical committees, CAP and LTC, and for the avoidance of doubt, ARIC) be provided to local high schools to promote the opportunity to nominate a youth representative for consideration as a delegate on all committees.

RECORD OF VOTING	
For	Against
Councillor Marc Lane	Deputy Mayor Julia Prieston
Councillor Ross Williams	Councillor Carla Kassab
	Councillor Tatyana Virgara

Mayor Miles and Cr Tannous-Sleiman did not vote.

The AMENDED MOTION was LOST

Deputy Mayor Prieston amended the original motion to include point 7 and further clarify point 5. This amendment was accepted by the seconder, Cr Virgara and reads as follows:

1. That Council receive and note the report.
2. That Council adopt the Advisory Committees and Steering Committees of Council for the full term of the Council as outlined in this report.
3. That Council nominates elected members as delegates to all committees as outlined in this report.
4. That Council determines number of community representatives as outlined in this report.
5. That nominations for community representatives and a youth representative be invited and advertised for Advisory Committees and Steering Committees and that a further report be brought to Council's Ordinary Meeting in December 2024.
6. That the information on the advisory and steering committees of Council (excluding technical committees, CAP and LTC, and for the avoidance of doubt, ARIC) be provided to local high schools to promote the opportunity to nominate a youth representative for consideration as a delegate on all committees.
7. That Council increases the number of community representatives on the Arts Advisory Steering Committee to seven (7).

107/24 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Virgara

1. That Council receive and note the report.

2. That Council adopt the Advisory Committees and Steering Committees of Council for the full term of the Council as outlined in this report.
3. That Council nominates elected members as delegates to all committees as outlined in this report.
4. That Council determines number of community representatives as outlined in this report.
5. That nominations for community representatives and a youth representative be invited and advertised for Advisory Committees and Steering Committees and that a further report be brought to Council's Ordinary Meeting in December 2024.
6. That the information on the advisory and steering committees of Council (excluding technical committees, CAP and LTC, and for the avoidance of doubt ARIC) be provided to local high schools to promote the opportunity to nominate a youth representative for consideration as a delegate on all committees.
7. That Council increases the number of community representatives on the Arts Advisory Steering Committee to seven (7).

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Marc Lane
Deputy Mayor Julia Prieston	Councillor Ross Williams
Councillor Carla Kassab	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED

The Council delegates to committees were endorsed as follows:

Advisory and Steering Committees	Councillor membership
Audit, Risk & Improvement Committee	No Councillor membership
Bushland Management Advisory Committee	Councillor Virgara Councillor Kassab
Conservation Advisory Panel	Mayor Miles (Chair) Councillor Virgara
Cultural and Events Advisory Committee	Deputy Mayor Prieston Councillor Kassab
Arts Advisory Committee	Deputy Mayor Prieston Councillor Williams
School Principals Liaison Committee	Mayor Zac Miles (Chair) Councillor Tannous-Sleiman
Sport and Recreation Advisory Committee	Mayor Miles (Chair) Councillor Virgara
Sustainability Advisory Committee	Councillor Tannous-Sleiman

	Councillor Williams
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External Committee/Organisation	Councillor membership
Local Government NSW Conference	Mayor Miles Deputy Mayor Prieston
Civic Risk Mutual	Mayor Miles Deputy Mayor Prieston
Parramatta River Catchment Group	Councillor Kassab
Northern Sydney Regional Organisation of Councils (NSROC)	Mayor Miles Deputy Mayor Prieston Councillor Tannous-Sleiman (alternate) Councillor Kassab (alternate)
Hunters Hill Le Vesinet Friendship Committee	Mayor Miles
Sydney North Regional Planning Panel	Mayor Miles Deputy Mayor Prieston
Local Traffic Committee	Councillor Kassab Councillor Lane (alternate)
Hunters Hill, Ryde, Lane Cove, Parramatta Bushfire Management Committee	Councillor Williams Councillor Lane (alternate)

4.3 STATE OF THE MUNICIPALITY REPORT

PROCEEDINGS IN BRIEF

108/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.4 DRAFT ELECTRIC VEHICLE CHARGING INFRASTRUCTURE (EVCI) POLICY

PROCEEDINGS IN BRIEF

109/24 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council endorse the Draft Electric Vehicle Charging Infrastructure (EVCI) Policy for public exhibition for 28 days.
2. That a further report be brought back to a future Council Meeting, for consideration and adoption of the updated Electric Vehicle Charging Infrastructure (EVCI) Policy.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.5 DRAFT SIGNIFICANT TREE REGISTER UPDATE

PROCEEDINGS IN BRIEF

Director Urquhart read a statement by Rev Michael requesting that Council does not proceed with the register listings at this time.

110/24 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That the report be received and noted.
2. That the new draft Significant Tree Register listings be placed on public exhibition for a period of 28 days.
3. That following the public exhibition phase a further report be brought back to the December Ordinary Meeting of Council with an analysis of community submissions received and a recommendation for adoption of the draft new Significant Tree Register listings for the Hunter's Hill Council Significant Tree Register.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Marc Lane
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	

Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED

4.6 CHRISTMAS CLOSURE AND 2025 COUNCIL MEETING DATES

PROCEEDINGS IN BRIEF

111/24 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That Council approves the Christmas New Year closure from midday Tuesday 24 December 2024 through to Wednesday 1 January 2025 (inclusive).
2. That the 2025 Council Meeting Schedule, once adopted, be advertised.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.7 CITIZEN OF THE YEAR AWARDS

PROCEEDINGS IN BRIEF

RECOMMENDATION

1. That the report be received and noted.
2. That Council nominate two (2) Councillors, in addition to the Mayor, Deputy Mayor and previous Citizen of the Year to sit on the Citizen of the Year Awards assessment panel.
3. That the Citizen of the Year Awards assessment panel's recommendations be brought back to Council's Ordinary Meeting in November 2024 (in Closed Session) to be endorsed.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	

Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

The two Councillors endorsed to join the Mayor and Deputy Mayor on the Citizen of the Year Panel were Councillors Tannous-Sleiman and Kassab.

4.8 COMMUNITY GRANTS

PROCEEDINGS IN BRIEF

112/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.
2. That Council nominate two (2) Councillors to be appointed to the Community Grants Assessment Panel for the 2024-25 program, which is in addition to the Mayor and Deputy Mayor who will serve on the panel with the General Manager.
3. That a further report be brought back to Council's Ordinary Meeting in November 2024 with a recommended list of projects to be funded.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

The two Councillors endorsed to join the Mayor and Deputy Mayor on the Citizen of the Year Panel were Councillors Virgara and Tannous-Sleiman.

4.9 PLANNED EVENTS - OCTOBER TO DECEMBER 2024

PROCEEDINGS IN BRIEF

113/24 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Kassab

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

MOTION TO MOVE ITEMS AS A BLOCK

114/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane
That Items 4.10, 4.11, 4.13, 4.14 and 4.15 be moved as a block.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.10 COUNCILLORS OATH/AFFIRMATION OF OFFICE

PROCEEDINGS IN BRIEF

115/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane
1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

Councillor Ross Williams	
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The MOTION was CARRIED unanimously

4.11 DISCLOSURE OF INTEREST RETURNS - COUNCILLORS AND DESIGNATED PERSONS

PROCEEDINGS IN BRIEF

- 116/24** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane
That the report and tabled disclosure of interest returns by councillors and designated persons for 2023-24 are received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.12 COUNCILLOR BRIEFINGS AND WORKSHOPS

PROCEEDINGS IN BRIEF

- 117/24** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Lane
1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.13 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 JULY 2024, 31 AUGUST 2024 AND 30 SEPTEMBER 2024**PROCEEDINGS IN BRIEF****118/24** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.14 FINANCE POLICIES - FINANCIAL HARDSHIP, PENSIONER RATES & CHARGES REDUCTION, AND PROCUREMENT & CONTRACT MANAGEMENT.**PROCEEDINGS IN BRIEF****119/24** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane

1. That Council adopt the proposed minor amendments to the Procurement and Contract Management Policy; Financial Hardship Policy; and Pensioner Rates and Reduction Policy.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.15 ENTERPRISE RISK MANAGEMENT POLICY

PROCEEDINGS IN BRIEF

120/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

CORRESPONDENCE

5.1 CORRESPONDENCE FROM NATIONAL EMERGENCY MANAGEMENT AGENCY'S (NEMA) COORDINATOR-GENERAL BRENDAN MOON AM RE: NEMA'S COORDINATION AND PLANNING OFFICER CAPABILITY

PROCEEDINGS IN BRIEF

121/24 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Lane

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

5.2 CORRESPONDENCE FROM CROWN LANDS RE: AMENDMENTS TO LANDOWNER'S
CONSENT REQUIREMENTS

PROCEEDINGS IN BRIEF

122/24 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Lane
1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

QUESTIONS WITH OR WITHOUT NOTICE

7.1 CR TATYANA VIRGARA (SUBJECT: GLADESVILLE OCCASIONAL CHILD CARE CENTRE)

PROCEEDINGS IN BRIEF

QUESTION FROM CR VIRGARA:

SUBJECT: GLADESVILLE OCCASIONAL CHILD CARE CENTRE

Question or Service Requested:

Background

In the lead up to the September 2024 Local Government Election, the independent ticket of Marc Lane, Jim Sanderson, Jay Ryves and Chris Mutton published and distributed campaign material which stated under the heading:

“STOP LAND SALES”

“Don’t fill council budget black
hole with \$2.5 million sale of
Gladesville Occasional Child Care
Centre”

(the Land Sales Statement).

The campaign material containing the Land Sales Statement was authorised by Marc Lane (now Councillor Lane).

As a Councillor during the previous term of Council, I was not aware of any briefing, proposal or decision by the previous Council in relation to selling the land on which the Gladesville Occasional Child Care Centre is situated.

While there are no laws in New South Wales that require truth in political advertising, it is reasonable to assume that the authorisation of the campaign material was undertaken with some care and, in relation to the Land Sales Statement, some real basis for making the Land Sales Statement.

Question

Was there any briefing to, discussion, proposal or decision by the previous Council in relation to selling the land on which the Gladesville Occasional Child Care Centre is situated?

RESPONSE:

There was no briefing to Councillors or business paper tabled at a formal meeting during the previous term of Hunter's Hill Council relating to the sale of land where the Gladesville Occasional Child Care Centre is located on Pittwater Road.

There is no financial provision in Council's 2024-25 budget or the current long-term financial plan pertaining to a land sale at that location.

Council has been transparent about a planning proposal it has lodged with the City of Ryde seeking to reclassify land at Pittwater Road from community land to operational land.

The planning proposal was placed on exhibition for community comment from Monday 2 September 2024 until Sunday 29 September 2024.

This rezoning application was lodged in alignment with a resolution of Hunter's Hill Council in 2021, see below:

Resolution 446/21 at Council Meeting held on 20 September 2021

4.9 RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD
GLADESVILLE

PROCEEDINGS IN BRIEF

001/21 RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson

That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krasso	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

7.2 CR TATYANA VIRGARA (SUBJECT: HUNTERS HILL TRUST CAMPAIGN MATERIAL)
PROCEEDINGS IN BRIEF

QUESTION FROM CR VIRGARA:

SUBJECT: HUNTERS HILL TRUST CAMPAIGN MATERIAL

Question or Service Requested:

Background

In the lead up to the September 2024 Local Government Election, the Hunters Hill Trust distributed a document entitled “Council Elections 2024” (**HH Trust Campaign Material**) which contained numerous statements about the former Council which were either mischaracterisations or plainly wrong.

By way of example only, the HH Trust Campaign Material stated that:

“A decision to sell a 834sqm parcel of public waterfront land at Joubert Street South/Euthella Avenue for a “minimum consideration” was made in closed session”.

The statement implies that Council had determined to accept a non-commercial amount of consideration. That is a mischaracterisation of the actual resolution made by Council on 27 November 2023 which was to:

- a) proceed with the sale of the Road Reserve “*provided no submissions are received*” from the public in response to the public notices required by legislation and by Council’s own policy (which Council resolved to occur by numbered point 2 of Item 8.2 of Ordinary Meeting No. 4527); and
- b) not accept an amount less than the amount contained in the valuation report of a professional and independent valuer.

The Hunters Hill Trust holds itself out to be a conscientious community organisation and, through various Hunters Hill Trust committee members, regularly makes public representations at Council meetings.

The misleading nature of the statements made in the HH Trust Campaign gives rise to a concern about the reliability and accuracy of such representations going forward.

Question

1. Did Council take any steps to inform the Hunters Hill Trust about the factual mischaracterisations and plainly wrong statements in the HH Trust Campaign Material?
2. If Council did take such steps, what were they and what was the response of the Hunters Hill Trust?
3. What steps or measures can Council take to ensure that any future representations made on behalf of the Hunters Hill Trust at Council Meetings are accurate, reliable and authorised positions of the Hunters Hill Trust?

RESPONSE:

1. The General Manager sent detailed correspondence to Karyn Raisin (President, Hunters Hill Trust) on September 11 to address several misleading statements about Council, elected members, and senior staff pertaining to the distribution of a flyer (bearing the Trust's emblem) and content published on the Trust's web site.

Council sought legal advice from HWL Ebsworth before sending the correspondence.

Council provided the Trust with a draft corrective statement to be published on its web site.

There was no response from the Trust and consequently Council sent follow up correspondence to Karyn Raisin on September 24 reiterating the contents of the previous correspondence.

2. Council received correspondence from Pike and Verekers Lawyers, acting on behalf of the Trust, on September 30. The Trust generally rejected the allegation that it had published misleading and defamatory statements, subject to one minor concession, which it acknowledged on its website: <https://huntershilltrust.org.au/2024/09/update-on-councils-tender-for-the-construction-of-works-depot-boronia-park-hunters-hill/>.

HWL Ebsworth, acting on Council's behalf, replied to the legal correspondence on October 21, maintaining that the publications are misleading and defamatory.

While Council does not intend to take any further action with respect to the publications at this point in time, any publications released by the Trust will continue to be closely monitored. Council has given notice that the flyer and

website, as well as the surrounding correspondence, may be relied upon as evidence of the Trust's conduct in future.

3. Councillors may consider requesting the Hunters Hill Trust to provide Council with minutes of their committee meetings to demonstrate the Trust's position on specific issue/s and, secondly, to formally advise in writing the Council Meeting Chair that a member has been authorised to speak on the behalf of the Trust's membership at a Council meeting.

GENERAL BUSINESS

Councillor Lane raised an item of general business in relation to the Get Active Grant which is targeted at promoting school children to walk or cycle to school. Cr Lane recommended that Council advise schools in the area and support any applications made noting that the grant application period closes before the next scheduled Council meeting.

CONCLUSION

The meeting concluded at 8.36pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4538 held on 28 October 2024.

.....
Councillor Zac Miles
MAYOR

.....
Mitchell Murphy
GENERAL MANAGER

ITEM NO	: 2.1
SUBJECT	: MAYORAL MINUTE: VALE GREGORY TURNER
STRATEGIC OUTCOME	: THE COMMUNITY IS WELL INFORMED
ACTION	: TO ACKNOWLEDGE THE PASSING OF AN INDIVIDUAL WHO HAS MADE A VALUABLE CONTRIBUTION TO THE HUNTERS HILL COMMUNITY AND SOCIETY
REPORTING OFFICER	: MAYOR ZAC MILES

Ref:736518

PURPOSE

The purpose of this report is to acknowledge the contribution and achievements of the late Gregory Turner.

RECOMMENDATION

1. That the report be received and noted.
2. That a letter of condolence be forwarded to Gregory Turner's family.

REPORT

It is with sadness that we recognise the passing of long-time local journalist Gregory Turner on 29 October 2024, aged 64 years.

Born on 20 November 1959, Gregory grew up in Sydney and most recently lived in Ashfield.

Gregory had been with the local newspaper, *The Weekly Times*, since 2010, following his service as a war correspondent with SBS TV during the Croatia v Serbia conflict.

One of his favourite weekly contributions was the "Cat of the Week" feature, which highlighted the important work of the World League for the Protection of Animals (WLPA) in Gladesville.

His commitment to the safety of cats earned him the WLPA Compassion Award. Gregory helped transform the lives of many cats by helping them find safe homes through his column.

The WLPA said they received plenty of warm feedback about his articles, with many readers noting that their lives had been enriched from the joy and companionship they felt from their pets.

During his career, he was a familiar presence at Ryde and Hunter's Hill Council meetings and reported on a wide range of community news.

Gregory was a great supporter of many local community groups, including the Hunters Hill and Gladesville RSL Sub-Branches and was a strong supporter of Veterans groups across Ryde and Hunters Hill. He was also a strong supporter of the Hunters Hill Rugby Club and the Hunters Hill Historical Society which he highlighted through his regular columns.

Greg was also a devoted man of faith and cherished his friendships in local churches and religious charities. He had a close connection with Father Greg Morgan at St Charles Borromeo Church, Ryde and the late Father Kevin Bates from Holy Name of Mary parish, Hunters Hill.

His family, friends and colleagues paid their respects to Greg at his funeral, which was held at the St Charles Borromeo Church, Ryde on Thursday 21 November 2024. Newspaper tributes described him as a kind-hearted person, always helping others and spending lots of time at the church.

His legacy and contributions to the community live on through his work, faith and family.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.1
SUBJECT	: REMNANT LAND
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: REPORT TO COUNCIL AND THE COMMUNITY ON MATTERS OF PUBLIC INTEREST VIA MAYORAL MINUTES AND STAFF REPORTS
REPORTING OFFICER	: STEVE KOUREPIS

Ref:737109

PURPOSE

The purpose of this report is to consider the submissions received in response to the public notice given under clause 3.3.1 of Council's Disposal of Council Land Policy of a proposal to pass a resolution in respect of 4 identified parcels of Council land that would state that the land is surplus to the current or future needs of the Council and the local community and has potential for disposal and to determine the next steps to be taken in respect of the land.

RECOMMENDATION

1. That the report be received and noted.
2. That Council resolves that the following lands are surplus to the current or future needs of the Council and the local community and has potential for disposal in accordance with clauses 4.1 and 4.2 of the Disposal of Council Land Policy:
 - i. 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602
 - ii. Church Street Cnr Reiby Road, Hunters Hill – adjoining 12 Church Street, Hunters Hill
 - iii. Land between 22 and -24 Gale Street, Woolwich - waterfront
 - iv. Land adjoining 14 and 16 Wybalena Road, Hunters Hill
3. That a further report be brought back to Council for Council to determine whether to dispose of the land and the method of disposal that is to be used in accordance with clauses 4.3 and 4.4 of the Disposal of Council Land Policy.

BACKGROUND

Council has numerous "remnant land" ("RL") parcels. A review of remnant lands has been conducted identifying whether these RL parcels should be held long-term or considered for sale.

These parcels are typically unable to be used on their own, and if sold, usually have value to one adjoining owner only.

A current review has identified 4 parcels (**attachment 1** is a copy of the remnant land information pertaining to these 4 parcels) which could be sold.

Council's Long-Term Financial Plan (LTFP) identifies the need for significant new and ongoing sustainable income to meet future operating costs, asset maintenance and servicing requirements.

Other councils have similar issues and target capital recycling initiatives, divesting property not essential for core community needs and investing the funds.

The income generated can be used for operations or asset maintenance costs.

Council's Policy for Disposal of Council Land (Policy) was adopted by Council 17 October 2023 to ensure the Council prioritises public interest over other interests, aiming to maximise benefits for the local community. A copy of the Policy can be found in **attachment 2**.

This Policy applies when the Council is:

Identifying and determining whether land that it owns is surplus to the current or future needs of the Council and the local community;

Deciding whether or not to dispose of land that has been determined by the Council to be surplus to the current or future needs of the Council and the local community;

and

Undertaking the process of disposing of land.

Part 3 of the Policy is headed *Identifying land with potential for disposal*, and states in clauses 3.1 and 3.2:

"3.1 When identifying and determining whether land has potential for disposal, the Council will have regard to the following matters where they are relevant:

3.1.1. Whether the land is necessary to provide current or future services of the Council or meet operational needs;

3.1.2. Whether the land is currently used or required for use in the future for community or public recreation purposes;

3.1.3. Whether disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community;

3.1.4. Whether maintenance of the land is beyond Council's reasonable financial capacity;

3.1.5. Whether there are statutory or other legal reasons that require the Council to maintain ownership of the land such as (but not limited to) actual or

implied trusts that were established as a result of Council's acquisition of the land;

3.1.6. Whether the land has cultural, natural or heritage value that should be maintained;

3.1.7. Whether the land is contaminated and, if so, whether it is possible and appropriate for responsibility for ongoing management and remediation of the land to be transferred;

3.1.8. The likely future use of the land if it is disposed;

3.1.9. Whether disposal of the land would create an access issue for adjoining land holders; and

3.1.10. Whether the cost to progress the disposal of the land is higher than the estimated value of the land.

3.2. The list of matters in clause 3.1 is not exhaustive. Each parcel of land has its own circumstances that will need to be investigated and considered when making a determination as to whether the land has potential for disposal."

In determining that land is surplus to the current or future needs of the Council and the local community and has potential for disposal, the Council must, give public notice under clause 3.3 of the Policy which provides as follows:

3.3. Before making a determination that land is surplus to the current or future needs of the Council and the local community and has potential for disposal, the Council must:

- 3.3.1 give public notice of a proposal to pass a resolution that would state that the land is surplus to the current or future needs of the Council and the local community and has potential for disposal; and*
- 3.3.2 consider any submissions made in response to the public notice given under clause 3.3.1.*

Before a decision is made to dispose these lands a resolution of Council must be made in accordance with clause 4.1 of the Policy. However, before this resolution is passed clause 4.2 of the Policy must have been addressed, in that Council have complied with clauses 3.1 and 3.3 of the Policy:

4 DECISION TO DISPOSE OF LAND AND DISPOSAL METHODS

4.1 A decision to dispose of land can only be made by the Council passing a resolution. Section 377 of the LG Act does not permit the Council to delegate a decision to dispose of land to the General Manager of the Council or any other person or body.

4.2. Before passing a resolution to dispose of land, the Council must have complied with clauses 3.1 and 3.3 and determined by way of resolution that the land to be disposed of is surplus to the current or future needs of the Council and the local community and has potential for disposal.

Council at its Ordinary Meeting of 29 July 2024 considered a report on Remnant Lands on 29 July 2024, where it was resolved, as follows:

- 1. That the report be received and noted.*
- 2. That Council give public notice in accordance with clause 3.3.1 of the Disposal of Council Land Policy that it has identified that the following land is potentially surplus to the current or future needs of the Council and the local community and has potential for disposal is proposing to pass a resolution stating that the following land is surplus to the current or future needs of the Council and the local community and has potential for disposal:*
 - 1) 16C Vernon lot 31*
 - 2) Church Street Cnr*
 - 3) 22-24 Gale Street - waterfront*
 - 4) 16 Wybalena Road Lane*
- 3. That a further report be brought back to Council on any submissions made in response to the public notice given pursuant paragraph 2.*
- 4. During the next term of Council, a list of remnant lands be compiled by Council staff and presented to Councillors in a confidential briefing session.*

It is this report, which addresses item 3 of the above resolution, which considers the submissions received during the public notification of the 4 parcels of Council land identified for potential disposal, as required by clause 3.3 of the Disposal of Council Land Policy.

REPORT

The Council will from time to time need to decide whether land that it owns is surplus to the current or future needs of the Council and the local community and whether or not to dispose of such land.

Council, when making a decision relating to the disposal of its land, should consider the Policy.

The first step in this process is to identify land with potential for disposal under Part 3 of the Policy.

The second step in this process is to consider the submissions received during the public notification of Council land identified for potential disposal, as required by clause 3.3 of the Disposal of Council Land Policy.

It should be noted, that there are further steps in the process as required by the Disposal of Council Land Policy, before these lands can be disposed of and sold.

Each parcel has its own circumstances that will need to be investigated and considered when making a final determination and decision as to whether the land has potential for disposal. In accordance with clause 3.3.1 of the Disposal of Council Land Policy, public notice was given by Council of the proposal to pass a resolution stating that these lands are surplus to the current and future needs of the Council and the local community and have potential for disposal. This notice allowed 28 days for submissions to be received and the period for submissions concluded on Wednesday 2 October 2024. During this public notice period Council received 62 submissions. Attached to this report is a copy of the submissions received (**attachment 3**) and a summary of the submissions (**attachment 4**) with commentary on each of the matters raised.

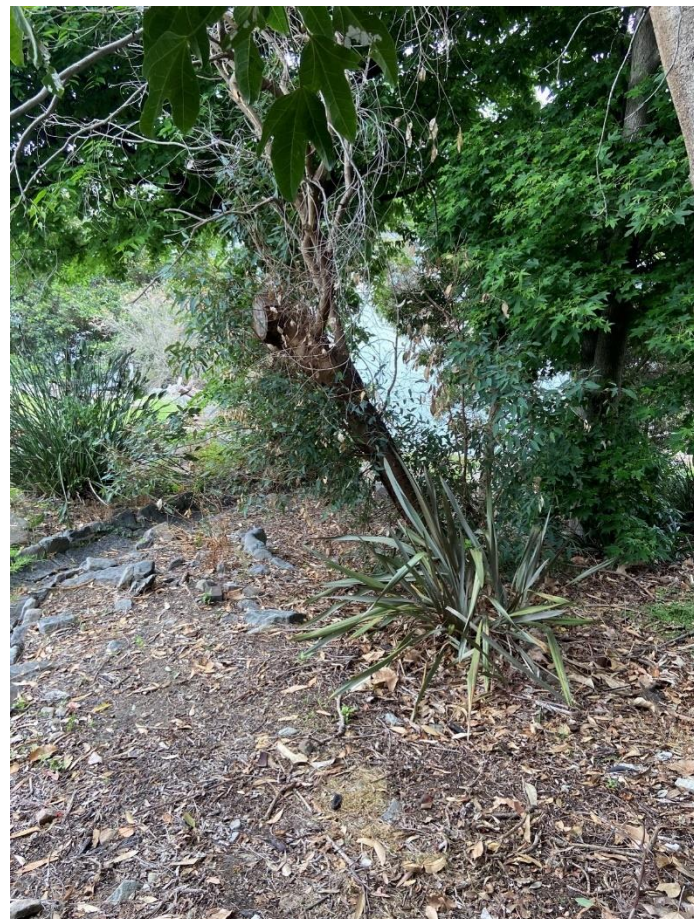
The majority of the submissions received relate to 16C Vernon Street, Hunters Hill. Many of the submissions relate to potential future use of the sites by future owners if they are sold and potential changes to the character of the area. It should be noted that there is no proposal to change the zoning or development controls that apply to the identified parcels.

The reasons for identifying and proposing to determine whether the parcels have potential for disposal were discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. In the previous term of Council, elected members voted on the potential revenue generation from these proposed land sales that were identified as surplus to Council's requirements. As a responsible Council, the Local Authority needs to continue to ensure that they it is financially sustainable and has a long-term vision for the community including remaining in surplus and debt free.

Generating revenue in order to keep Council financially fit is the most responsible way to ensure that intergenerational equity isn't eroded. Council's retention of surplus remnant land, which in some cases is being privately used, comes at a real capital cost to our community. Council needs to ensure that Council is managing its finances responsibly and in line with the expectations of the community.

In relation to the parcel identified as **16C Vernon lot 31** specific submissions were made about the use of and access to the parcel. As can be seen from the photos below, there is no defined pedestrian access through the parcel. There is an unmade pathway that is undulating, rocky, unsafe and with a grade that is not acceptable as a public access thoroughfare. Information has also been provided from local residents indicating that they have not seen anyone from the community utilising or accessing this parcel of land for many years until recently when a few people were observed visiting the land.









There is also an existing Monument on the land, as shown in the photos below. There is no proposal to remove the Monument and any future proposal to do so would be subject to the heritage conservation area controls.





Despite the matters raised in the submissions it is considered that each of the 4 parcels is surplus to the current or future needs of the Council and the local community and has potential for disposal.

It is therefore recommended that Council resolve that each of the 4 parcels is surplus to the current or future needs of the Council and the local community and has potential for disposal and that a further report be brought back to Council for Council to determine whether to dispose of the land and the method of disposal that is to be used in accordance with clauses 4.3 and 4.4 of the Disposal of Council Land Policy.

CONCLUSION

The following 4 parcels of land have been identified as having potential for disposal.

In accordance with the Disposal of Council Land Policy, public notice was given of the proposal of the Council to resolve that each of the 4 parcels is surplus to the current or future needs of the Council and the local community and has potential for disposal. 62 submissions were received and have been reviewed as detailed within this report.

1. 16C Vernon lot 31
2. Church Street Cnr
3. 22-24 Gale Street - waterfront
4. 16 Wybalena Road Lane

It is recommended that Council resolves that each of the 4 parcels is surplus to the current or future needs of the Council and the local community and has potential for disposal and that a further report be brought back to Council for Council to determine whether to dispose of the land and the method of disposal that is to be used in accordance with clauses 4.3 and 4.4 of the Disposal of Council Land Policy.

FINANCIAL IMPACT ASSESSMENT

There is no immediate direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Information relating to four (4) parcels of land [↓](#)
2. Policy for disposal of Council land [↓](#)
3. Submissions [↓](#)
4. Summary of submissions [↓](#)

REMNANT: 1

Address:	Lot 31 (16C) Vernon Street
Suburb:	Hunters Hill
Legal Description:	Lot 31 DP 1040602
Zoning:	R2
Approx Lot Size:	527m²



Hunter's Hill Council Remnant Lands Register

REMNANT: 2

Address:	12 Church Street (Cnr Reiby Road)
Suburb:	Hunters Hill
Legal Description:	N/A
Zoning:	R3
Approx Lot Size:	17m ²



Hunter's Hill Council Remnant Lands Register

REMNANT: 3

Address:	22-24 Gale Street
Suburb:	Woolwich
Legal Description:	N/A
Zoning:	Not Zoned
Approx Lot Size:	14m ²



Hunter's Hill Council Remnant Lands Register

REMNANT: 4

Address:	Adjoining 14 and 16 Wybalena Road
Suburb:	Hunters Hill
Legal Description:	Lot C DP 369912
Zoning:	R2
Approx Lot Size:	88m²



Hunter’s Hill Council Remnant Lands Register

HUNTER'S HILL COUNCIL

POLICY



POLICY NO.	CPPB1
POLICY TITLE	Policy for Disposal of Council Land
STATUS	Council
SERVICE	Council Properties and Buildings
DOCUMENT ID	586245

1. INTRODUCTION

1.1. Hunter's Hill Council (**Council**) is the owner of various parcels of land within the Hunter's Hill local government area. The Council will from time to time need to decide whether land that it owns is surplus to the current or future needs of the Council and the local community and whether or not to dispose of such land. This Policy should be considered by the Council when making a decision relating to the disposal of its land.

1.2. The Council is committed to carrying out its functions in a way that facilitates a local community that is strong, healthy and prosperous, and to that end this Policy seeks to ensure that the Council's land portfolio is managed so that land that is surplus to the current or future needs of the Council and the local community is identified and disposed of in a way that:

1.2.1. Is fair, ethical and without bias; and

1.2.2. Provides for probity, accountability and transparency in all disposal processes; and

1.2.3. Provides the best possible value for residents and ratepayers; and

1.2.4. Accords with the key themes in Council's Community Strategic Plan; and

1.2.5. Complies with all applicable laws.

2. Application of Policy and Definitions

2.1. This Policy applies to all land in respect of which the fee-simple is vested in the Council subject to the following provisions of this Policy.

2.2. This Policy applies when the Council is:

2.2.1. Identifying and determining whether land that it owns is surplus to the current or future needs of the Council and the local community;

2.2.2. Deciding whether or not to dispose of land that has been determined by the Council to be surplus to the current or future needs of the Council and the local community; and

2.2.3. Undertaking the process of disposing of land referred to in clause 2.2.2.

2.3. This Policy does not cover or apply to land that is to be sold by the Council for the non-payment of rates.

2.4. Land comprising of a public road or part of a public road in respect of which the fee-simple is vested in the Council cannot be disposed of unless and until it is closed under the provisions of the Roads Act 1993. This Policy does not cover the process for closing a public road or part of a public road.

2.5. Land that is classified as “community” under the LG Act in respect of which the fee-simple is vested in the Council cannot be disposed of unless and until it is reclassified as “operational”. This Policy does not cover the process for reclassification of “community” land as “operational”.

2.6. In this Policy:

2.6.1. **“independent valuation”** means a valuation obtained from a person appointed by the Council following compliance with the Council’s Procurement Policy who is:

2.6.1.1. a member of the Australian Valuers Institute (other than an associate or student member), or

- 2.6.1.2. a member of the Australian Property Institute (other than a student or provisional member), who has acquired membership in connection with his or her occupation as a valuer, or
- 2.6.1.3. a member of the Royal Institution of Chartered Surveyors who holds the designation “Chartered Valuer” or ‘Chartered Valuation Surveyor’.
- 2.6.2. “**LG Act**” means Local Government Act 1993 (NSW).
- 2.6.3. “**LG Regulation**” means the Local Government (General) Regulation 2021(NSW)
- 2.6.4. “**public notice**” means public notice given as referred to in section 705 of the LG Act that:
 - 2.6.4.1. includes the terms of the proposed resolution and a description of the land concerned; and
 - 2.6.4.2. specifies a period of not less than 28 days during which submissions may be made to the Council.

3. IDENTIFYING LAND WITH POTENTIAL FOR DISPOSAL

- 3.1. When identifying and determining whether land has potential for disposal, the Council will have regard to the following matters where they are relevant:
 - 3.1.1. Whether the land is necessary to provide current or future services of the Council or meet operational needs;
 - 3.1.2. Whether the land is currently used or required for use in the future for community or public recreation purposes;
 - 3.1.3. Whether disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community;
 - 3.1.4. Whether maintenance of the land is beyond Council’s reasonable financial capacity;
 - 3.1.5. Whether there are statutory or other legal reasons that require the Council to maintain ownership of the land such as (but not limited to) actual or implied trusts that were established as a result of Council’s acquisition of the land;

- 3.1.6. Whether the land has cultural, natural or heritage value that should be maintained;
- 3.1.7. Whether the land is contaminated and, if so, whether it is possible and appropriate for responsibility for ongoing management and remediation of the land to be transferred;
- 3.1.8. The likely future use of the land if it is disposed;
- 3.1.9. Whether disposal of the land would create an access issue for adjoining land holders; and
- 3.1.10. Whether the cost to progress the disposal of the land is higher than the estimated value of the land.

3.2. The list of matters in clause 3.1 is not exhaustive. Each parcel of land has its own circumstances that will need to be investigated and considered when making a determination as to whether the land has potential for disposal.

3.3. Before making a determination that land is surplus to the current or future needs of the Council and the local community and has potential for disposal, the Council must:

- 3.3.1. give public notice of a proposal to pass a resolution that would state that the land is surplus to the current or future needs of the Council and the local community and has potential for disposal; and
- 3.3.2. consider any submissions made in response to the public notice given under clause 3.3.1.

4. DECISION TO DISPOSE OF LAND AND DISPOSAL METHODS

4.1. A decision to dispose of land can only be made by the Council passing a resolution. Section 377 of the LG Act does not permit the Council to delegate a decision to dispose of land to the General Manager of the Council or any other person or body.

4.2. Before passing a resolution to dispose of land, the Council must have complied with clauses 3.1 and 3.3 and determined by way of resolution that the land to be disposed of is surplus to the current or future needs of the Council and the local community and has potential for disposal.

4.3. When making a decision to dispose of land, the Council must specify in the resolution one of the following methods as the method of disposal that is to be used:

4.3.1. **The open market sale method** by which the land is:

- 4.3.1.1. advertised by the Council in the local paper and, where appropriate, a paper circulating in the State of NSW as being available for sale by way of public auction; or
- 4.3.1.2. listed by the Council with a licensed real estate agent (who is appointed following compliance with the Council's Procurement Policy) as being available for sale by way of public auction.

(Note: Land that fails to sell at public auction may be sold by private treaty).

4.3.2. **The open tendering method** by which tenders for disposal of the land are invited by public advertisement and the requirements for the open tendering method in Part 7 of the LG Regulation are complied with.

4.3.3. **The selective tendering method** by which invitations to tender for disposal of the land are made following a public advertisement asking for expressions of interest and the requirements for the selective tendering method in Part 7 of the LG Regulation are complied with.

4.3.4. **The direct negotiation method** by which the Council enters into negotiations with a person with a view to entering into a contract for disposal of land without first using one of the methods specified in clauses 4.3.1 to 4.3.3.

4.4. When selecting the method of disposal to be used, the Council will consider the following matters where relevant:

- 4.4.1. the number of known potential purchasers of the land;
- 4.4.2. the original intention for the use of the land;
- 4.4.3. the current and possible preferred future use of the land;
- 4.4.4. the opportunity to promote local economic growth and development; and
- 4.4.5. the estimated value of the land to be disposed.

- 4.5. As a general principle, the Council will use one of the methods specified in clauses 4.3.1 to 4.3.3 for the disposal of land and will avoid the direct negotiation method.
- 4.6. However, there may be circumstances where the direct negotiation method is the only or clearly the most appropriate method to proceed with the proposed disposal of land. Where one or more of the following criteria apply in respect of the proposed disposal of land, the Council may decide by resolution to proceed by way of the direct negotiation method:
- 4.6.1. Where the land comprises of a former public road that has been closed at the request of an adjoining land holder;
 - 4.6.2. Where the potential purchaser owns land abutting the land to be disposed of and is the only person who could feasibly use the land and it is clear that the land would not be of any of material benefit any other person. For example, where the land is in a location or land use zone that make it too small for development or practical and profitable use.
 - 4.6.3. Where the disposal of land is to a government or utility authority for the purpose of infrastructure provision;
 - 4.6.4. Where one of the competitive processes identified in clauses 4.3.1 to 4.3.3 has been undertaken within the immediately preceding 12 months and failed to achieve the desired outcome;
 - 4.6.5. Where Council is bound by a contractual obligation. For example, a tenant with a first right of refusal, where that tenancy has been entered into as a result of a competitive process;
 - 4.6.6. Where it is proposed to dispose of land in exchange for other freehold land that is considered to be of strategic value to the Council;
 - 4.6.7. Where the land that is of a value that is less than the anticipated cost of conducting a competitive process;
 - 4.6.8. Where the potential purchaser is not-for-profit, and is a community service, charitable, sporting, recreational or government organisation that will use the land for the benefit to the general community, or to provide an active sporting or passive recreational facility; or

- 4.6.9. Where the proposed disposal and purchaser satisfy the uniqueness test as detailed in the NSW Government's Unsolicited Proposals – Guide for Submission and Assessment 2017.
- 4.7. If land is to be disposed of by the open market sale method, at least one independent valuation must be obtained by the Council to establish the reserve price for the land. The independent valuation must be made no more than 6 months prior to the proposed disposal.
- 4.8. If land is to be disposed of by the open tendering method, the selective tendering method or the direct negotiation method, a minimum of two independent valuations must be obtained to assist in ensuring that an appropriate value is obtained. The independent valuations must be made no more than 6 months prior to the proposed disposal.
- 4.9. The Council will seek to dispose of Land at or above current market valuation by whichever method is likely to provide the Council with a maximum return, unless there are reasons for the Council to accept a lesser return which is consistent with the Council's overall strategic direction. These reasons must be documented in writing.
- 4.10. If the disposal is not to be by way of one of the competitive processes identified in clauses 4.3.1 to 4.3.3, the disposal should be at or above the highest of the independent valuations obtained in accordance with clause 4.8 (with due regard to all associated costs to achieve the transaction or such other amount as the Council resolves).
- 4.11. The Council must not dispose of land to a Councillor or employee of the Council or to any person or body listed in clauses 4.11.1 and 4.11.2 unless the disposal is by way of a sale at public auction and the Councillor or employee of the Council has not been involved in any process related to a decision to dispose of the land and/or the establishment of a reserve price:
- 4.11.1. the spouse or de facto partner, relative (as defined in clause 4.4 of the Model Code of Conduct for Local Councils in NSW 2020), partner or employer of the Councillor or employee of the Council.
- 4.11.2. a company or other body of which the Councillor or employee of the Council or their nominee, partner or employer, is a shareholder or member.

4A.1. Where the potential purchaser owns land abutting the land to be disposed of:

4A.1.1 the valuation to determine sale price shall be carried out on an added value basis to the adjoining land. The before and after method of valuation shall be used to determine the enhancement value to the adjoining land and the difference shall be taken into account to determine the estimated value of the land to be disposed of to the potential purchaser that owns the land abutting the land to be disposed of.

4A.1.2 all of Council's disposal costs are to be met by the potential purchaser and shall become payable by the potential purchaser before Council incurs the disposal cost. For the purposes of this clause 4A, 'disposal costs' means valuation fees, transfer costs, legal fees and council officers time in dealing with the matter in line with the *Lease, Licence or Purchase of Council Property* section in Hunter's Hill Council Fees and Charges schedule current at the time of the disposal.

5. RECORDS

5.1. The grounds on which the Council selects a particular method of disposal must be stated in the decision to use that method and must be recorded in the minutes of the meeting where the resolution is passed.

6. EXEMPTIONS FROM THIS POLICY

6.1. This Policy contains general guidelines to be followed by the Council in relation to the disposal of land. There may be extenuating circumstances or emergencies where strictly following the requirements of this Policy will not necessarily deliver best outcome for the Council or achieve a satisfactory result.

6.2. Where Council decides by resolution (which states the reasons for the decision) that because of extenuating circumstances or an emergency that a satisfactory result would not be achieved by applying some or all of the provisions of this Policy, it may proceed to dispose of land without applying those provisions.

7. REVIEW OF POLICY

7.1. The Council must, within 12 months after each ordinary election, review this Policy and make such adjustments as it considers appropriate and as are consistent with the matters set out in clause 1.2.

7.2. Clause 7.1 does not prevent Council from revising or reviewing this Policy at any time (but not so as to affect any process that has already commenced).

REVIEW

This policy to be reviewed once per term of Council.

ADOPTED BY COUNCIL/EXECUTIVE:

DATE: 16 May 2022

RESOLUTION NO: 81/22

VERSION CONTROL TABLE

DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR
16 May 2022	1.0	81/22	Adopted by Council	Mitchell Murphy
17 October 2022	1.1	226/22	Insertion of new section (clause 4A.1 on page 8 before section 5).	Mitchell Murphy

30-9-2024P

Submission re proposed disposal of remnant lands AKS

Proposed disposal of remnant land:

Personal submission by Alister Sharp

30 Sept 2024

Refer to:

Policy for disposal of Council land, CPPB1 V1.1 (2022) (updated 17 Oct 2020)

Item 4.1, Council Meeting 29 July 2024

Public Notice Proposed Resolution, TWT 4-9-2024

Summary

I oppose Council's proposal described in the Item 4.1, REMNANT LAND of Council Meeting 29 July 2024, and ask Council to :

- a) release the full list of (50?) items of remnant land, and explain why these particular four items were chosen for attention, and
- b) give a commitment that the net return from any sale will not be used for operating expenses.

General comments

1. Council has stated that it holds 50 items of potentially redundant land, but has declined to release this list, and has not explained why it selected these four particular items for consideration. (
2. Council has not made a coherent case for selling any of these land holdings. **'Selling the family silver' to cover day-to-day expenses** is generally recognised to be bad policy. Indeed, Council acknowledges this, stating at the top of p2 of Item 4.1 **'Council's LTTP identifies the need for significant new and ongoing sustainable income ...'**. Yet just two paragraphs below it states **'The income generated (from sales) can be used for operations or asset maintenance costs.'**

3. Council's Policy states (in clauses 3.1 and 3.1.10) that:

'When identifying and determining whether land has potential for disposal the Council will have regards to ... Whether the cost to progress the disposal of the land is higher than the estimated value of the land'. So Council would, or should, have already estimated the net return on the sale of each items before proceeding with this consultation.

To proceed without an estimate of net financial return is simply to waste everyone's effort, especially for such small items as *'22-24 Gale Street- water front', and '16 Wybalena Road Lane'*).

Specific comments on Council's 'Report'

- (a) The meanings of the No/Yes entries in the 'Comment Response' column are uncertain in that they do not relate to previous entries, in that row of the table.
- (b) Against each Clause of the Disposal of Land Policy, the table on pp 4-6 contains only one 'Additional' comment for all four items, whereas a separate note would be appropriate for each of these dissimilar items,
- (c) Neither does the table provide a critical analysis of how each of the clauses of the Policy will affect each property, meaning that subject of the 'Additional comments' is not defined.

For the reasons given in the 'My comments' column of the Revised table (below), I can see possible merit in Council's proposal to dispose of **22-24 Gale Street- water front** and **16 Wybalena Road Lane**, but strongly oppose the disposal of **16C Vernon lot 31** and **Church street Cnr**

Below I give my comments in the form of a revision of Council's table

Clause No.	Identifying land with potential for disposal	My Comments	Council's 'Additional Comments'
3.1.1. Whether the land is necessary to provide current or future services of the Council or meet operational needs;	16C Vernon lot 31	The Sydney Harbour Foreshores and Waterways Area DCP* (p2) 'applies to all development proposals' specifically including the Lane Cove River, and requires that 'public access to and along the foreshore should be increased, maintained and improved,	The land is accessible only by adjoining owner. Furthermore, the subject parcel has not been identified to be used for operational needs in any of Council's strategic plans.
	Church street Cnr	This land is currently part of the footpath, and supports a substantial street tree that is in good health.	
	22-24 Gale Street- water front	Not necessary	
	16 Wybalena Road Lane	Not necessary	
3.1.2. Whether the land is currently used or required for use in the future for community or public recreation purposes;	16C Vernon lot 31	Includes a tidal beach which is an attractive destination for small craft	The land is deemed to be cost prohibitive to become an active or passive recreational space.
	Church street Cnr	Improves sight-lines at this intersection, and creates a restful ambience	
	22-24 Gale Street- water front	Status of existing boat-shed is uncertain	
	16 Wybalena Road Lane	Current use is not stated. It seems unlikely that it could be fairly sold to any one of the five adjacent properties	
3.1.3. Whether disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community;	16C Vernon lot 31	Disposal of this land would contravene the intention of the Sydney Harbour Foreshores and Waterways Area DCP	Tree Management and Protection provisions under Hunter's Hill Council Local Environmental Plan (LEP) apply to the subject land. Any proposed tree removal on the site, is subject to a Tree Removal Development Application.
	Church street Cnr	Sale of this land would create a treat to the mature Brush Box growing there, and if fenced would downgrade the ambience of this corner.	
	22-24 Gale Street- water front	Disposal would probably be apparent only from the water	
	16 Wybalena Road Lane	Disposal would be apparent only to the immediate neighbours	
3.1.4. Whether maintenance of the land is beyond Council's reasonable financial capacity;	16C Vernon lot 31	Council currently seems to do little maintenance here, but were it to be made more accessible via the Serpentine Road Reserve it would create a maintenance obligation, as Council has for its other waterside public spaces (see also 3.1.1)	Some of these lands have access issues, which adds to costs with maintenance.
	Church Street Cnr	As an existing part of the footpath and nature-strip there would be no increase in the maintenance requirement.	
	22-24 Gale Street- water front	Apparently not currently maintained	
	16 Wybalena Road Lane	Apparently not currently maintained	

3.1.5. Whether there are statutory or other legal reasons that require the Council to maintain ownership of the land such as (but not limited to) actual or implied trusts that were established as a result of Council's acquisition of the land;	16C Vernon lot 31	The Sydney Harbour Foreshores and Waterways Area DCP* (p2) 'applies to all development proposals' specifically including the Lane Cove River, and requires that "public access to and along the foreshore should be increased, maintained and improved,	The land is not subject to actual or implied trusts.
	Church street Cnr	None apparent	
	22-24 Gale Street- water front	None apparent	
	16 Wybalena Road Lane	None apparent	
3.1.6. Whether the land has cultural, natural or heritage value that should be maintained;	16C Vernon lot 31	Heritage value: this land is adjacent to the pedestrian access route established in 1911 to access the Balmain New Ferry Company's service at Morningson Wharf	The Cultural and Heritage value will be maintained for these sites. As per item 3.1.3 above, all Tree Management & Protection provisions of the LEP apply, as do any heritage provisions.
	Church street Cnr	Heritage value: the origin of this small corner of public land stems from the re-routing of Reiby Rd during the construction of the North Western Expressway and associated Gladesville Bridge in the mid 1990s	
	22-24 Gale Street- water front	None apparent	
	16 Wybalena Road Lane	Heritage value: presumably provided the 'Dunny Lane' in the days before the properties were sewered.	
3.1.7. Whether the land is contaminated and, if so, whether it is possible and appropriate for responsibility for ongoing management and remediation of the land to be transferred;	16C Vernon lot 31	None apparent	There is no known land contamination issue relating to the land.
	Church street Cnr	None apparent	
	22-24 Gale Street- water front	None apparent	
	16 Wybalena Road Lane	None apparent	
3.1.8. The likely future use of the land if it is disposed;	16C Vernon lot 31	If sold, and the owner also gained ownership of or access to the Serpentine Road Reserve, it would become the site of a large, expensive private dwelling or dwellings. Alternatively it would be combined with one of the adjacent properties. Either would remove public access to this part of the Lane Cove River waterfront.	The adjoining residential existing uses would be maintained for these sites Due to the existing site constraints, is it not feasible for the land to remain as separate lots.
	Church Street Cnr	The public would lose the ambience of this gentle street corner.	
	22-24 Gale Street- water front	Would probably continue to house a boat shed	
	16 Wybalena Road Lane	Would be absorbed into one the adjacent properties	

3.1.9. Whether disposal of the land would create an access issue for adjoining land holders;	16C Vernon lot 31	Probably not	This is not applicable – as the land is only accessible to the adjoining owner.
	Church street Cnr	Probably not	
	22-24 Gale Street- water front	Probably not	
	16 Wybalena Road Lane	Probably not	
3.1.10. Whether the cost to progress the disposal of the land is higher than the estimated value of the land.	16C Vernon lot 31	Probably not	When considering the current land values of Hunters Hill and the locations of these sites, it is not expected that the cost of disposal would be higher than the land estimate, and a full independent valuation and feasibility analysis exercise would be required however, has not yet been undertaken, but is expected to as part of the process.
	Church street Cnr	Very likely	
	22-24 Gale Street- water front	Very likely	
	16 Wybalena Road Lane	Very likely, especially if it were to be subdivided and amalgamated into two of more of the adjacent properties.	

* Sydney Harbour Foreshores and Waterways Area, DEVELOPMENT CONTROL PLAN FOR SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

Sarah Valentine

From: Beverley Bennett (SCHN) >
Sent: Wednesday, 2 October 2024 1:21 PM
To: Customer Service
Subject: Disposal of council land

Dear Mr Murphy and Hunters Hill Council

I am writing to state my objection as a resident and rate payer of the proposed disposal of council land.

I am a particularly concerned about the land at 16c Vernon street, over 500sq m of waterfront land that belongs to the community and should be kept for the community.

There has been inadequate community consultation of this proposal. I would suggest that if there had been a wider awareness there would be a significantly greater opposition to this proposal. Remnant waterfront land has immeasurable value to the community, this land should be retained.

I would be grateful for the assessment information that has been used to draw the conclusions that this land is not accessible and that the cost to retain this site is prohibitively high (Please forward to this email as soon as practical). The details of how any planned disposal of land would occur and the financial benefit from the land disposals is also requested. I would also appreciate if this information could be shared with all rate payers before any further consideration of the transfer of ownership of this asset from the community into private hands.

I look forward to your response regarding this matter Regards Beverley Bennett Woolwich resident This email is intended for the addressee named and may contain confidential information. If you are not the intended recipient, you must not disclose, copy or distribute this email. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

Sarah Valentine

From: Brigid Dowsett
Sent: Wednesday, 2 October 2024 3:33 PM
To: Customer Service
Subject: Potential disposal of Land within Municipality

To: Hunters Hill Council
Attention: Director of Planning Steve Kourepis
CC: General Manager Mitchell Murphy
Via email: info@huntershill.nsw.gov.au
Submission of Objection for Potential Disposal of Land Lot 31 DP 1040602 (527sm) 16C Vernon Street Woolwich.

I write in reference to Council's Public Notice in The Weekly Times (TWT) dated 4 September, 2024 proposing 'four parcels of land surplus to the current or future needs of the Council and the local community and has potential for disposal'.

I am in particular concerned about the sale of Lot 31 DP 1040602 16C Vernon Street.
Surely the disposal of any 'Remnant Land' by Council land needs to be assessed on an individual case by case basis? It is curious that the four parcels of remnant land under discussion, the first from the apparently 50 that are being reviewed, have been grouped together on this occasion with no explanation for their selection within this grouping.

While 22-24 Gale Street is only 14sm in size, 16C Vernon Street, located on Lane Cove River waterfront, has meterage at 527sm. This particular location requires far more consideration prior to any decision to dispose of it and a full justification provided, given its historical importance, heritage significance and its social value to the community. Its positioning and access to the foreshore, with expansive views and potential for enjoyment by many, makes it essential to be retained.

It is clearly accessible to more than the adjacent neighbours and it is unfortunate and misleading for Council to suggest the opposite and deprive others of the opportunity to visit unique public space which should continue to be available to residents and visitors alike. This location must be protected and remain in public hands.

I understand that the creation of the Foreshore Building Line occurred following the gazetting of the Hunters Hill Local Environmental Plan No.1 in 1982. The LEP's aims and objectives outlined in the preamble included 'Conserving the environmental heritage, the foreshore and riverscape, the townscape, quality and tree-covered environment of the municipality through regulation of the use and development of land, building and structures; increasing the area of public open space; improving public access to the shores of the Lane Cove and Parramatta Rivers; and providing or assisting in the provision of public amenities ...'. These policy objectives remain entirely relevant and should guide Council's consultation with the community just as strongly today.

This land is definitely not 'surplus to the current or future needs'. Therefore I am opposing any notion of disposing of this highly significant land at 16C Vernon Street and request full consultation with the community should Council consider pursuing the matter any further.

Brigid Dowsett

Batemans Road, Gladesville, 2111

2 October 2024

Sarah Valentine

From: Clare Windon
Sent: Wednesday, 2 October 2024 11:55 AM
To: Customer Service
Subject: Disposal of Council Land Policy

Good morning,

My family has lived on this peninsula now for five generations, and I have never seen such a disappointing and unconscionable act as this land disposal proposal. Putting aside the lack of transparency, as well as the clearly false and misleading conduct in information dissemination (Serpentine Road Reserve access), this calls for a comprehensive audit and review of Council rules and regulations and internal governance. I will be consulting higher levels of government to raise awareness to this kind of abuse of power.

One of the major justifications for the Vernon St property being sold is that it is inaccessible to the public and only reachable by owners of the adjoining properties. Indeed, this is written in the Council Report at 3.1.1.; 3.1.8; and 3.1.9. Based on a recent site visit, it is quite clear this is inaccurate information.

Key areas of concern:

1. Why wasn't the community consulted on the parcels of land chosen?
2. Why was this strategy of land disposal adopted in the first place?
3. Has consideration been given to the long term implications for this "short term financial fix"?
4. What is the justification for not deeming these plots to be feasible as passive recreational space?

Other councils around Sydney are wisely and diligently seeking to protect and secure as much public, green space as possible in an era of rapid urbanisation and under appreciation for the benefits of access to our natural world. Sale of these parcels of land will benefit a few, wealthy people, whilst simultaneously depriving innumerable others who benefit from access to public, green/waterfront spaces. Remnant land is a privilege our fortunate neighbourhood enjoys, and with privilege comes the responsibility to share with others. Many before us have fought tirelessly to maintain these spaces and it is fundamentally short sighted and self-interested to dispose of them and absolutely not in the best interest of our community.

Council is intended to act as a **representative of our community**, and thereby it is incumbent upon our Mayor and his team to serve in our best interest. How can this be done without consultation and consideration of community values at this late stage in the process?

Disclosure of strategy, statistics, financials and the process followed by Council is critical for this discussion to proceed.

Thank you for your consideration,
Clare Windon.

Sarah Valentine

From: Coleen Tracey
Sent: Wednesday, 2 October 2024 12:20 PM
To: Customer Service
Subject: Submission for Disposal of Council Land Policy

- 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602
- Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill
- Land between 22 and 24 Gale Street, Woolwich - waterfront
- Land adjoining 14 and 16 Wybalena Road, Hunters Hill

I am writing to express my concern about council ***'is proposing to pass a resolution stating that the following land is surplus to the current or future needs of the Council and the local community and has potential for disposal'***

RE 16C Vernon Street Hunter Hill Lot 31 DP1040602

On my daily walks I have walked around this area and along the land located on the Lane Cove River waterfront. I was not aware that this was only accessible by the adjoining owner. Disposing of the land is criminal and the public should be able to access remnant land especially foreshore land.

I have read the long history behind this land and feel that strongly that this land must be kept for future generations of Australians to enjoy.

I do not understand why Council would want to sell off this remnant land.

RE Land between 22 & 24 Gale Street Woolwich Waterfront

I live on Gale Street and I do not understand the reasoning behind Council's proposed disposal of this land as this is foreshore land.

Coleen Tracey
21 Gale Street
Woolwich 2110

Sarah Valentine

From: David Griffith
Sent: Monday, 30 September 2024 9:31 PM
To: Customer Service
Cc: Steve Kourepis; Mitchell Murphy; Zac Miles; Ross Williams; Marc Lane; Virgara Tatyana
Subject: Disposal of Council Land - 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 -
Attachments: 16 Vernon Street, Hunters Hill (Sheet 1 of 3).pdf; 16 Vernon Street, Hunters Hill (Sheet 2 of 3).pdf; 44822_NSWPlan_DP1040602-0c90738e-1d6f-494a-bb4f-40ded0864320.pdf

Dear Council,

This is my response to this misguided proposal wherein I strongly oppose the sale of this land.

Some history surrounding the property Mornington is important put this whole issue into perspective.

The Meggitt family ownership commenced in or around 1918. Apparently the first owner was a Mr Muddle who acquired the land and built Mornington in 1911 or thereabouts.

Ian Meggitt has provided the following:

“The reason the Meggitts subdivided ‘Mornington’ in the first place involves a lot of history that would take pages to explain – bottom line was that on his death my Grandfather (Harold

Meggitt) had left it to my father (Henry William Meggitt) then me as life tenants to then go to the Children's Hospital on my death. He also left it heavily mortgaged. The trustee of his estate was the Perpetual Trustee Company to which all correspondence of the day went so with a lot of happenings (council matters, land tax, etc. etc.) Dad and I were kept constantly in the dark – Perpetual Trustees were not good communicators. In the early 1970s Dad decided that this state of affairs couldn't continue (apart from day to day costs, the mortgage was the bane of his existence – and why would he pay it off when he didn't own the property ?) so we 'contested' the will. There was really no contest (except it took many years and many, many legal opinions) – the 'day in court' in 1978 or 79 lasted 15 minutes. The benefit to the Children's Hospital was calculated by actuaries and they were extremely happy to get the money, all we then needed was the money to pay them out, pay the legal fees and repay the mortgage. Dad and I became joint owners of the property, he for 55/100 and me for 45/100.

Kim Santow (ex Chancellor of Sydney Uni and Chief Justice of NSW Supreme Court) was a tennis friend of Dad's and he had approached Dad with a view to buying a block so that gave us a solution and we subdivided. Council 'demanded' a contribution to Parks & Gardens and Kim suggested a bit of easily accessible water front land for this purpose and agreed it could be sliced off what was to become his block. This 'slice' became Lot 4. I understand that Council jumped at this and that's the history. The deal also included a right of access to the public via Lot 4 through Kim's property Lot 2 (16A) and Mornington's Lot 3 (16B) to Serpentine Road.

Originally access to the boatshed was via sandstone steps that ran down the escarpment next to the tennis court within the property and a formed track. Santow's house was built over these steps and track and from then on we accessed the boatshed via the lane to Mornington Reserve (part of the Great North Walk), Lot 4 and the 'public right of

way'. The owner of 16A (Kim Santow sold in about 2006 and subsequently died in 2008). The next owner fenced off both ends of the path thus removing any reasonable access to the boatshed.

The ongoing costs of maintaining the remainder of 'Mornington' increased substantially in the late 1980s. In the mid 1990s I looked at the possibility of building on Lot 3 but by then the waterfront had been rezoned 'open space' and the council rebuffed our several representations (would you believe the 15 metre from the mean high water mark rezoning 'line' cut through the middle of Santow's house which perhaps demonstrates the ridiculous and bureaucratic approach taken by the council). In March 1998 I became ill and we had great fears that I would no longer be able to provide financial support so, with the family having lived there for 80 years, we reluctantly sold."

Ian has provided the attached surveys that he commissioned in 1997.

Meggitts sold 16 Vernon Street shortly thereafter and before 2000.

The Council should have a survey for lot 16C which of course did not exist as a separate lot in 1997 as it was only created when Council was forced to acquire that parcel of land in the early 2000s after the new owner took the Council to Court.

The case law of the Councils battle with the owner of 16 Vernon Street in the early part of this century is extremely important:

<https://www.caselaw.nsw.gov.au/decision/549f89723004262463ad19cc>

<https://www.caselaw.nsw.gov.au/decision/549fc5653004262463bb3862>

<https://www.caselaw.nsw.gov.au/decision/549fc1ac3004262463bab948>

The Court of Appeal judgment in *Hunters Hill Council v Peter Charles Cunningham, Valuer General of New South Wales & Ors* [2005] NSWCA 185. On top of having to compensate the new owners of Mornington, \$2,515,000, Council's legal costs, with costs also awarded

against them, would have been substantial.

Council, in an earlier email, to me, stated that Council does not have a survey of 16C. I find it very hard to understand that Council cannot provide a survey of a property they spent perhaps \$3million on when they acquired it around 20 years ago. From NSW Land Titles I have obtained the survey they hold and it is attached below.

The exact parcel 16C as shown in the Council document taken from the SIX website (<https://maps.six.nsw.gov.au/>) is inaccurate as its western boundary is over the “Santow” house and the boatshed is misplaced. It looks to be around 5-10 metres west of where it should be.

You can also see the “Path to Boatshed” shown in survey sheet 2 of 3 of the Meggitt provided surveys. This path linked Mornington Reserve with the 2 beautiful sandy beaches and the boatshed.





The path was I understand a right of way and as Ian related above soon as the Santows sold their home the next owner pretty well immediately fenced off the path blocking public access. I think that Council was under a very minor obligation to maintain it (or whatever) and basically surrendered it by omission or maybe it can be reclaimed ?? Who knows. Some one in the Council needs to examine the history of this pathway loss and explain it to the community.

Lot 16C is clearly and easily accessed from the part of unmade Serpentine Road.

Anyone can today walk down the historic sandstone steps leading from Vernon Street.



So the whole Council document is misleading and deceptive when it states that it is only “..accessible by the adjoining neighbour ...”.

It also omits to highlight the beautiful beaches that can be accessed by building a simple set of steps from Serpentine.

It omits to explain that there will be a huge uplift in value of any of the adjoining owners property, well in excess of the value Council may well expect to receive as a “remnant” parcel”. Boundaries can be adjusted and additional blocks of buildable land can be created.

I cannot understand why this proposal has not been withdrawn until at least the misleading and deceptive description is corrected.

It omits to explain the what other possibilities council could consider in combination with the contiguous and very large unmade part of Serpentine Road.

This is basically a \$20 million++ parcel of land that Council is sitting on.

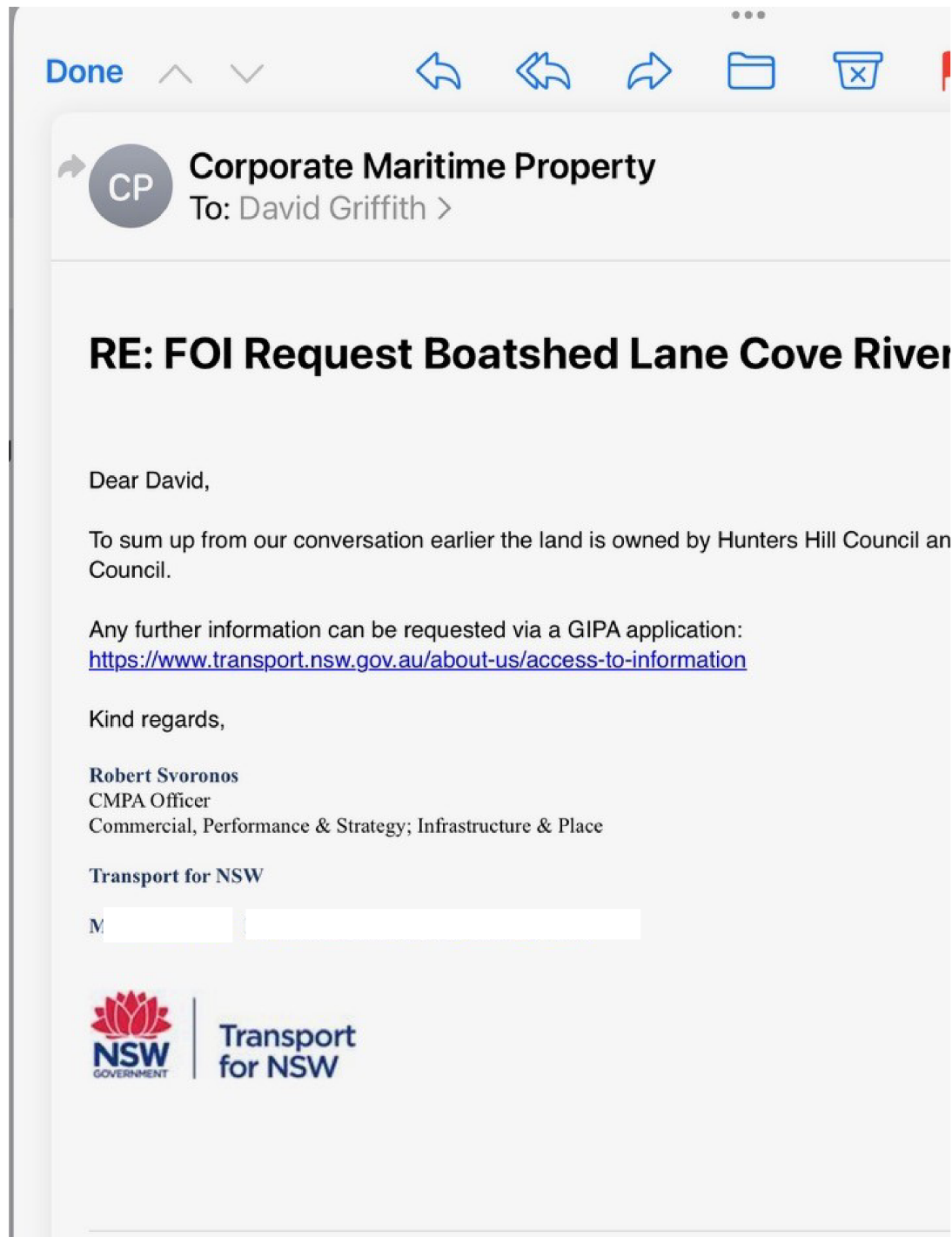
Then we have the boat shed to consider:



This is a very large boat shed mainly on a lease from Transport for NSW, but partly on Lot16C. Council in an email dated 28 August 2024 advised:

“ Regarding the boat shed, please be advised that Council does not own or use this boat shed”

However today I was advised by TfNSW today that “... the land is owned by Hunters Hill Council and the structure is subject to TfNSW lease to Council.” So does Council actually know what is going on with this valuable asset. Someone appears to be using the boatshed.



Lot 16C Vernon Street is a significant parcel of land that cannot possibly be classed as “remnant”.

The best outcome for the community would be to redirect the Great North Walk down the unmade part of Serpentine so it can access the beach and either reclaim the right of way in front of 16A or build a short elevated walkway across the front on the water side and join the Serpentine/Lot C beaches to Mornington Reserve and onwards to rejoin the GNW.

Sale of this lot is a most significant transaction and one that I strongly oppose.

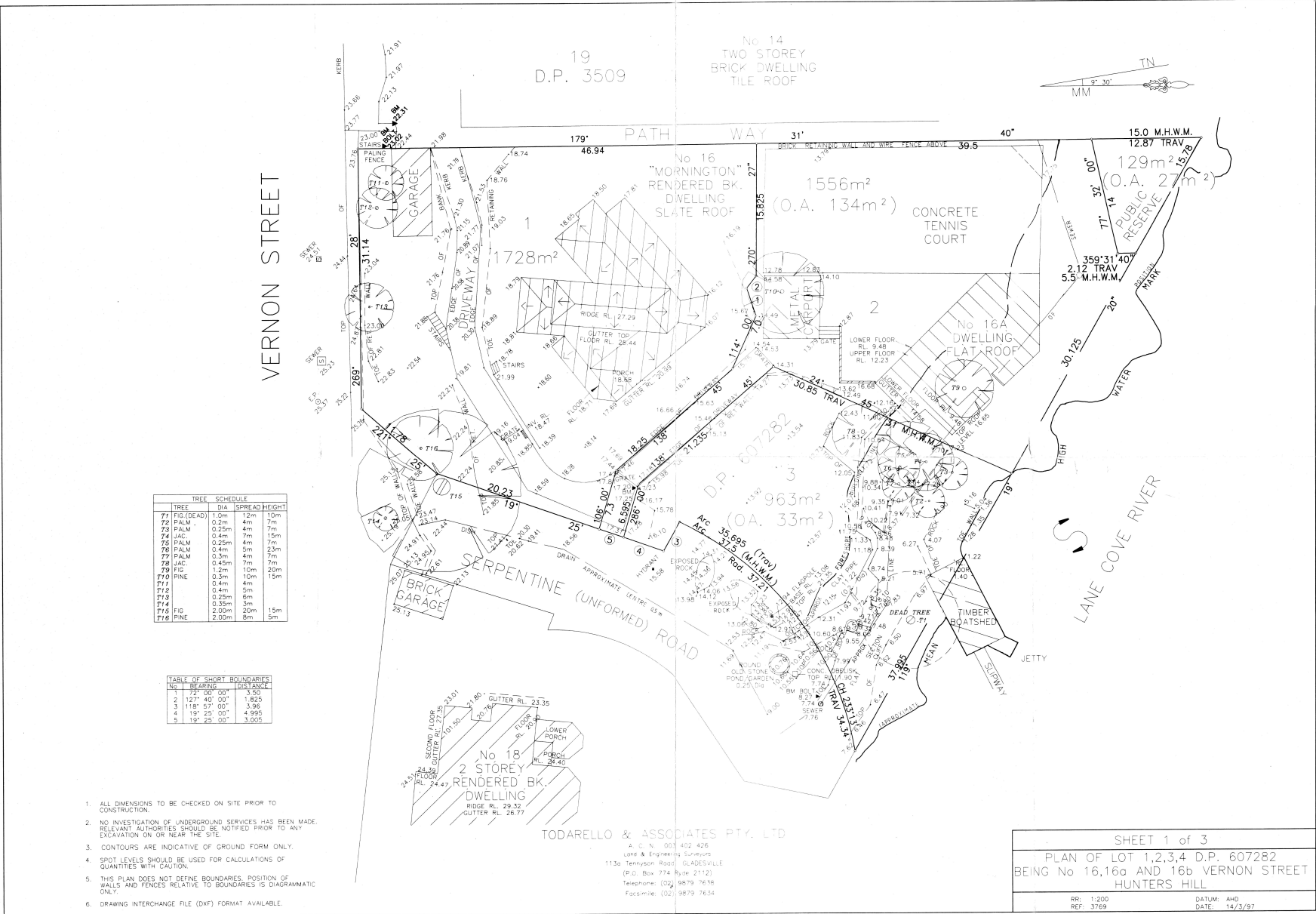
Yours Faithfully

David Griffith
10 Vernon Street
Hunters Hill.

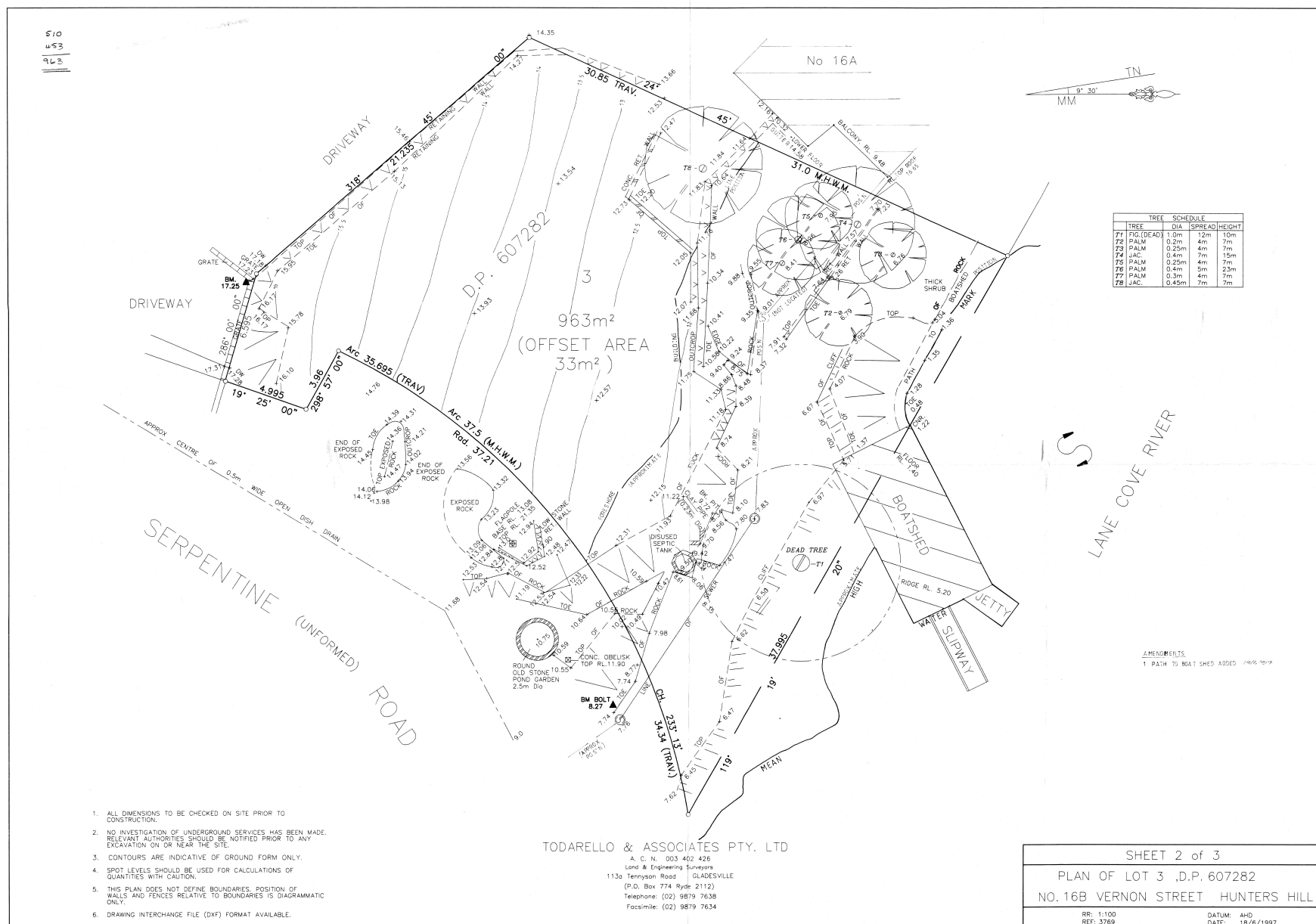
1997 Survey of Lot 3 which was subdivided into 2 lots following litigation:

Title search from NSW Land Titles records:





1 & J Meggit
15 Wells Road
EAST RYDE 2115



* OFFICE USE ONLY

Sarah Valentine

From: Elizabeth Corbett
Sent: Tuesday, 24 September 2024 9:30 PM
To: Customer Service
Subject: Disposal of Council Land Policy: Proposal

Dear Hunters Hill Council,

I wish to strongly object to the "Disposal of Council Land Policy" proposal in relation to

- 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602
- Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill
- Land between 22 and 24 Gale Street, Woolwich - waterfront
- Land adjoining 14 and 16 Wybalena Road, Hunters Hill

These land parcels (and other land parcels which may be subject to the policy in future) are public land, and should be maintained for the benefit of the public. Such benefit could include the establishment of parks, local green space to provide much needed oxygenation and cooling to the area, and sound barriers to improve the amenity of the suburb.

It is not in the interest of the people of Hunters Hill for these land parcels to be sold privately, for the benefit of property developers (including any developer connected to Council) or private individuals. Once they are sold, the land becomes irretrievably lost to the public and hence lost to the future generations of the suburb.

I strongly urge the Council to take their responsibility seriously in maintaining the green spaces of the suburb and avoiding over development.

Yours faithfully,

Dr Elizabeth Corbett
Hunters Hill Resident

**PRESERVING OUR HERITAGE**

PO Box 85, Hunters Hill, NSW 2110
www.huntershilltrust.org.au

Hunters Hill Council
Attention: Director of Planning Steve Kourepis
CC: General Manager Mitchell Murphy

1st October 2024

Via email: info@huntershill.nsw.gov.au

**Submission of Objection for Potential Disposal of Land Lot 31 DP 1040602 (527sm)
16C Vernon Street Woolwich**

We refer to Council's Public Notice in The Weekly Times (TWT) dated 4 September, 2024 proposing four parcels of land *surplus to the current or future needs of the Council and the local community and has potential for disposal*. The Hunters Hill Trust does not support this view and is particularly concerned for the sale **Lot 31 DP 1040602 16C Vernon Street**.

Disposal of Remnant Land

Hunters Hill Trust takes the view the disposal of any Council land must be assessed on an individual case by case basis. On this occasion we find these four parcels of remnant land a rather 'odd grouping' given disparity in size. 22-24 Gale Street is only **14sm** while 16C Vernon Street, located on Lane Cove River waterfront, has meterage at **527sm**. This location requires more attention than a matter of a tidying up process.

We are of the understanding Lot 31 DP 1040602 lies largely within the Foreshore Building Line (FBL) which may limit future development of this area however Council did and perhaps continues to consider amalgamation of this land with the Serpentine Road Reserve as reported by Lisa Miscamble (Council Meeting 19 April, 2021) **Item 4.3 ...to aggregate the part closed with adjoining Council land and dispose of the resultant lot created by subdivision. Preliminary notification to residents has been undertaken and survey work commenced.**

At council's meeting 29 July, 2024 much discussion was held between councillors and staff with regard to an 'existing list' of approximately 50 potential remnant land parcels for disposal. We would hope all are listed on Council's website on the **Land Register** and would appreciate clarity that this is the case? We generally find the sale of remnant land short sighted and certainly not *surplus to the current or future needs of council*. Once it is gone it is gone forever and what does Council then do to stay financial?

Our Position on Lot 31 DP 1040602 16C Vernon Street

We can only assume Lot 31 may have building limitations given it's beneath the FBL and a current survey has seemingly not been provided to residents. The alternative of, selling to an adjoining neighbour, not only denies access by the public, it increases meterage for the purchaser thus continuing to increase their valuable waterfront landholding exponentially into the future.

This particular parcel of land has a 'rich history of its own' having been **compulsorily acquired by Hunters Hill Council in 2005 for \$2,515,000** as a compensation payment to owners of adjoining land. Point 33 - Judgement date 31 May 2005 NSW Court of Appeal states:

'Prior to date of acquisition council classified land Operational (Section 31 LGA 1993) and initiated process to rezone to R2 and may amalgamate subject site with adjoining unformed road reserve to form a residential development site. Some uncertainty exists as to whether this proposal will be supported by local residents or council's Conservation Advisory Panel'.

Twenty years on from this payment, we wonder what Lot 31 land is worth in today's market?

Should the sale of Lot 31 proceed, the Trust is concerned there may still be a likelihood of the scenario playing out again (marrying of 527sm Lot 31 with part of Serpentine Road Reserve) or, perhaps a scenario of providing road reserve access and an opportunity for current owners of Lot 32 to meet a minimum meterage requirement for a new dwelling on land above the Foreshore Building Line?

It is clear this is a valuable asset held by Council that will also grow in monetary value across future years yet, has been allowed to sit idle without any infrastructure, path, stair or signage to encourage public use. The ratepayers of Hunters Hill paid \$2,515,000 in 2005 for this land and it should be retained in Council's hands and made readily available for community use, preserved as an asset of future public benefit.

In Council's Report of 29 July, 2024 Lot 31 16C Vernon Street was described in **Item 4.1 – Clause 3.1.1** *'The land is accessible only by adjoining owner'*. **This information is incorrect.**

An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve. Unfortunately, the access has never been improved by Council even though nearby signs point to the **Great North Walk** and **Mornington Reserve** further along the shoreline.

Clause 3.1.2 When assessing 'whether the land is currently used or required for use in the future for community or public recreation purposes' it was reported *'The land is deemed to be cost prohibitive to become an active or passive recreational space'*. **We wonder how this has been assessed and ask that the estimate of costs be made available to the community? We also question the appropriateness of deeming land cost prohibitive given Council spent millions to acquire it.**

Clause 3.1.3. Whether disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community; *Tree Management and Protection provisions under Hunter's Hill Council Local Environmental Plan (LEP) apply to the subject land. Any proposed tree removal on the site, is subject to a Tree Removal Development Application. These words tell us nothing other than a permit is required to cut down trees. Surely the effect is it no longer will be available for public access.*

Clause 3.1.4. Whether maintenance of the land is beyond Council's reasonable financial capacity; *'Some of these lands have access issues, which adds to costs with maintenance'*. **The response of 'some of these lands' does not identify the huge disparity between 14sm and 527sm?**

We acknowledge this is a difficult site for maintenance by council staff, as is nearby 'Mornington Reserve'. Such areas, however, are becoming ever more popular with bushwalkers and the public at large as green space becomes more and more difficult to find. Providing a stairway, similar to Woolwich Baths would have been a good start. Public access to the waterfront is very limited in Sydney, and we urge Council, wherever possible, to make our waterfront remnant available to community and visitors.

The Sydney Harbour Foreshores and Waterways Area DCP* (p2) applies to all development proposals and requires that *'public access to and along the foreshore should be increased, maintained and improved*. Part 3-22- (c) if foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land.

Heritage Significance

This land was once part of the Mornington Estate. Mornington House was originally built by Arthur & Ada Muddle in 1906 and adjoins Mornington Reserve. In 1911 a Right-of-Way from Vernon St to Lane Cove River was granted by the Muddle family to Balmain New Ferry Company to justify construction of a wharf. The walk way is still used by the public today. Mornington House (16 Vernon Street) was then bought by Harold Meggitt family in 1918 and children Clive, Florence, George and Henry. Mornington (designed by Hunters Hill architect Henry. E. Budden) remained the family home until the Meggitts sold in 1998/99 to the Porters. An Obelisk was erected in 1931 in memory of George Meggitt (Harold's second son) and can still be found today on a rock, the river end of Serpentine Road, adjacent to Mornington overlooking the Lane Cove River.

The progressive sub division of this land into lots across the years is complex to follow. As with all historic homes on the Peninsular both land and river still provides protected scenic views and vistas for everyone to enjoy.

In this area you can still find old stone steps leading to hidden lanes and pathways which continue to form part of the charm and beauty of Hunters Hill. In Covid-19 many residents and visitors discovered little beaches, such as that below 16C Vernon St, rock ledges or green patches of reserve to sit and take in a view along the river, paddle in a sandy beach or bay. It is what makes Hunters Hill historically unique and of heritage significance.

Conclusion

We consider Public Benefit to be very much about the future and would look to support whatever that may be. However, to characterise remnant land at 16C Vernon Street as surplus to the current or future needs of council and the local community and has potential for disposal, is unacceptable.

We feel the assessment didn't adequately identify whether the land is currently used or required for use in the future for community or public recreation purposes. We identify that the land is indeed accessible by the public and can form no view about being 'cost prohibitive' without details of how this might be measured. A new Survey of this area would have been helpful.

Hunters Hill Trust strongly advocates to keep remnant land in public hands, especially foreshore land in the Sydney Catchment area so future generations of Australians can continue to have access, to enjoy and explore their natural history and inheritance.

We believe the potential disposal of land at 16C Vernon Street Lot 31 DP 1040602 to be short sighted and would ask Council to retain such parcels of land that will be of future value to residents and generations to come.

Yours sincerely

Karyn Raisin
President

Hunters Hill Trust
www.huntershilltrust.org.au

Sarah Valentine

From: James Windon
Sent: Tuesday, 1 October 2024 4:25 PM
To: Customer Service
Subject: Submission re property disposal

To whom it may concern

I write to oppose the disposal of four parcels of council owned land. My concerns are both substantive (in that the community still requires use of the land) and procedural (in that the required procedural elements have not been demonstrated by the council).

Substantively, the parcels of land in question could provide material utility to the present and future community. They vary in size, location and usage but all currently, or with immaterial investment would, be of great value to the community. For example, in relation to the vernon street property, part of what makes hunters hill special is its access to water - land with public foreshore access should be held tightly, and instead the small capital expenditure required to turn such properties into shared community spaces should be considered.

Procedurally, the process to sell these parcels is legally problematic.

- the process has not been transparent, in accordance with 1.2.2 of the policy. The alternative parcels of land considered have not been disclosed to the community.
- - insufficient evidence has been provided to support the findings under 3.1, including for example:
 - * 3.1.2- no evidence has been provided demonstrating how investment would be cost prohibitive
 - * 3.1.3- stating that trees won't be unlawfully removed is not responsive to the required issue
 - * 3.1.4 - stating that there are additional costs to maintain these parcels is not responsive to the required issue
 - * 3.1.6 - stating the cultural or heritage value will be maintained false. Definitionally, selling land to a private party will erode community cultural rights protected by council ownership and the limitations on council's use
 - * 3.1.8 - adjoining usage is irrelevant to the required issue. Site constraints aren't listed.

The current approach seems to take the view that unless the community can demonstrate that they need the land, it will be sold. This is not how the policy is designed to be implemented. Council must demonstrate that the land is surplus to the community - the report indicates that council has either failed to undertake sufficient work to reasonably and legally draw this conclusion, or they are not disclosing all of the information they possess to reasonably and legally support this conclusion.

Either way, this proposal cannot move forward in its current state.

Thank you for your work on this issue.

James

Sarah Valentine

From: Jo Harris <
Sent: Wednesday, 2 October 2024 4:19 PM
To: Customer Service
Subject: Disposal of Council land Policy, comment by Oct 2

20241002 HH Council land disposal

Dear members of the Hunters Hill Council,

I understand that you are considering the disposal of land in Hunters Hill in Vernon Street, Wybalena Road and Church Street and in Woolwich in Gale Street.

I am disappointed that you see no further use for this land whereas the following uses and considerations would help maintain the charm of our unique suburb.

1. Their use as nature reserves and habitats for native species, particularly bird life is important.
2. Vernon Street land could be used for recreation and access to the foreshore. (If, as council states Vernon Street land is cost prohibitive to become an active or passive recreational space then why not use volunteers to help do this – adults /school children?)
3. All parcels of land help complete the ambiance of what is unique in retaining the heritage environment and history of Hunters Hill Why destroy it?

The Burra Charter for Place of Significance states we are all guardians of the past, today and tomorrow so let's remember to honour this aim and conserve Hunters Hill and Woolwich in this meaningful way.

With kind regards,

Jo Harris
13 Foss St

Sarah Valentine

From: Liz Newton ·
Sent: Wednesday, 2 October 2024 7:24 AM
To: Customer Service
Subject: Re disposal of council land

Dear HHC

I'm writing to express my thoughts on disposal of HHC land.

These are public lands which all add to the amenity of HH residents, even for a short spell or sit down on their walks, or in the case of Vernon St and Angelo place, to launch canoes/ kayaks.

These are foreshore lands and need to be protected.

Once gone, gone forever. I do not wish to see the over development of out historic leafy suburb.

Regards
Liz

Liz Newton

Sarah Valentine

From: Noni Marceau
Sent: Tuesday, 1 October 2024 10:49 AM
To: Customer Service
Subject: Disposal of Council Land Policy: Proposal

The general manager,

I am writing to express my great discontent and disagreement with the

Disposal of Council Land Policy: Proposal

It appears the council has complete disregard for environmental considerations, the need for green spaces for community and wildlife and future generations. I am disappointed to see the council appears solely focused on viewing this land for its monetary value and how it might be used to meet the current needs of council budget. We cannot keep taking from these nature corridors without ramifications. Hunters Hill is known for its green spaces, quiet, community focused neighbourhood and much will be lost if this proposal is to be granted.

I am again vehemently opposed to this proposal.

Regards,

-

Noni Marceau

Sarah Valentine

From: Jim Sanderson
Sent: Wednesday, 2 October 2024 4:38 PM
To: Customer Service
Subject: Submission Regarding 2024 Proposal to Dispose of Council Land
Attachments: Sanderson Submission Regarding 2024 Proposal to Sell Four Parcels of Council Land.pdf

Dear General Manager,

Please find attached my submission regarding the 2024 Proposal to Dispose of Council Land.

Kind regards,

Jim Sanderson

Submission Regarding 2024 Proposal to Sell Four Parcels of Council Land

By: C J (Jim) Sanderson

BE MEngSc LLB LLM

10 Nemba Street Hunters Hill 2110

I am on record as criticising Council's *Policy for Disposal of Council Land* ('Policy') for not adequately setting out criteria to be assessed before decisions to dispose of Council land are considered.

Council must thoroughly assess the current, future and potential value to the community of Council land that it is proposed be disposed of. Although difficult to assess, if the value of the land to the community exceeds the nett proceeds from the sale, then clearly such a sale should not proceed. Very clearly, the *Policy* is highly deficient at clause 3.1.10 by only providing that regard be had to 'Whether the cost to progress the disposal of the land is higher than the estimated value of the land.' The value of the land to the community must be part of the assessment.

Council's *Policy for Disposal of Council Land* is also highly deficient at clause 3.1.9 by only providing that regard be had to 'Whether disposal of the land would create an access issue for adjoining land holders'. Off main road access around the Municipality and access to our foreshores is an important part of the character of our Municipality and is important for all, not just adjoining land holders.

However, as clause 3.2 of the *Policy* provides 'The list of matters in clause 3.1 is not exhaustive', matters such as the value of the land to the community and public access should be considered before any Council land is sold.

It is also disappointing that in inviting submissions, the information provided does not explain how any funds raised by the proposed land sales will be used although it is presumed that the proceeds from such sales, if realised, will contribute to the \$2.5 Million of unspecified 'Other income' (about 10% of Income from Continuing Operations) that the 2024/2025 budget relies on. Selling Council land to fund Continuing Operations is not sustainable nor does it respect intergenerational equity.

If disposal of Council land is necessary, the use of funds raised by such sales should be explained as this provides a clear choice between the value of the asset that it is proposed be disposed of and the value of whatever it is proposed the funds raised be spent on.

Proposed Sale of 16C Vernon Street, Hunters Hill - Lot 31 in DP 1040602

Despite the Report, at Item 4.1 of the Council business paper for the meeting held on 29 July 2024, claiming that 'The land is accessible only by adjoining owner', Lot 31 is accessible from the Serpentine Road Road Reserve ('Road Reserve'), as well as from the Lane Cove River – refer to Figure 1 below.

In fact it is possible for walkers to make their way from Vernon Street through the Road Reserve, Lot 31 and the steps within Lot 31 that lead down to Meggitt's boatshed, to the Lane Cove River and the sandy beach to the north-west of Meggitt's boatshed – refer to Figures 2 and 3 below.

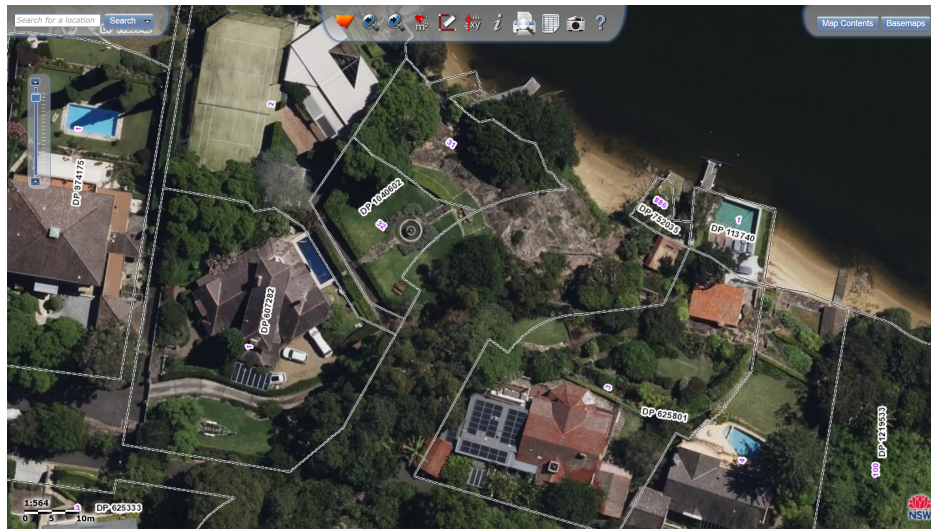


Figure 1: SIX Maps image showing: Local Heritage Item I335, Mornington at 16 Vernon Street (Lot 1 in DP607282); 16B Vernon Street (Lot 32 in DP1040602); 16C Vernon Street (Lot 31 in DP1040602); and the northern end of the Serpentine Road Road Reserve, to the south-east of these lots.



Figure 2: Meggitt's Boatshed and the sandy beach to its north-west are accessible via steps within Lot 31 – see Figure 3 below.

Surrounding Character and Heritage

Local Heritage Item I335, Mornington at 16 Vernon Street (Lot 1 in DP607282), is an outstanding example of the work of Hunters Hill architect Henry E. Budden. Mornington was built in 1906 and adjoined Mornington Reserve, which was named after the house. In 1911, then owners Arthur and Ada Muddle granted a right-of-way from Vernon Street to the Lane Cove River to allow the construction and use of Mornington Wharf by the Balmain New Ferry Company.¹

The site of the Mornington Wharf and all routes of access around it should be retained in public ownership.



Figure 3: Steps within Lot 31 to access Meggitt's boatshed and the sandy beach to its north-west

The Meggitt family owned Mornington from 1918 until 1999 and a family obelisk remains in the Road Reserve near Lot 31, which was once part of the property on which Mornington is sited – see the photograph at Figure 4.

Meggitt's boatshed, which is accessible from public land, typifies the character of other Lane Cove River boatsheds at Ferdinand Street Reserve, Collingwood Street and Mornington Reserve. It is important that this character is maintained.



Figure 4: The Meggitt Family Obelisk

Lot 31 also includes sandstone outcrops that must be preserved – see Figure 5.

If Lot 31 were to be purchased by the owner of Lot 32 and the two lots combined, this would effectively recreate the 963 m² former Lot 3 in DP607282. Although development would be limited below the Foreshore Building Line, development would be permitted on the upper part of the lot.



Figure 5: Rock Outcrops in Lot 31

Development of the upper part of this site would almost certainly cause unacceptable view loss between the Lane Cove River and Mornington – refer to LEP Clause 6.7 Development on

¹ Hunters Hill Trust, *The Heritage of Hunters Hill Greenbook*, 'Mornington: 16 Vernon Street' <<https://greenbook.huntershilltrust.org.au/houses/16-vernon-street/>>.

river front areas and the *Biodiversity and Conservation SEPP*, Part 6.3 Foreshores and Waterways Area, Division 3 Development in Foreshores and Waterways Area.

If the proposed sale is to progress any further, a Statement of Heritage Impact should be prepared, analysing the impact of the sale of Lot 31, and referred to Council's Heritage Advisor and the Conservation Advisory Panel for advice.

The Statement of Heritage Impact should also look at the heritage value of Meggitt's boatshed, as Ian Meggitt advises that:

The sandstone foundations of the boatshed and adjacent retaining wall were quarried from an outcrop of rock which occupied the majority of the beach area by local tradesmen Circa. 1920. (There is a photograph of the work in progress in the 'Meggitt Family' collection in the Mitchell Library.)

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The *Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005* remains in force and is highly applicable to 16C Vernon Street. This DCP sets out planning principles for the Foreshores and Waterways Area, including that:

- development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,
- public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating), while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores ...²

The proposal to sell 16C Vernon Street appears to be at odds with all of the above principles.

Subdivision and Related History

Excluding the right-of-way from Vernon Street to the Lane Cove River granted by the Muddles to allow the construction and use of Mornington Wharf, the Local Heritage Item, Mornington originally stood on approximately 4376 m² of land.

² *Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005*, 2.

As shown in sheet 1 of the attached 1997 survey plan prepared by Todarello & Associates, a circa 1980 subdivision divided this land into the following lots in Deposited Plan 607282:

- Lot 1, 16 Vernon Street, 1728 m² on which the Local Heritage Item, Mornington still stands;
- Lot 2, 16A Vernon Street, 1556 m², including an access handle that separates Lot 1 and Lot 3, which was purchased by the Late Hon Kim Santow;
- Lot 3, 16B Vernon Street, 963 m², included what are now Lots 31 and 32 in DP 1040602; and
- Lot 4, 129 m² of Public Reserve on the north-west corner of the subdivision, near the location of the former Mornington Wharf, which is accessible from Mornington Reserve – importantly, Lot 4 was given to Hunter’s Hill Council and according to Ian Meggitt ‘The deal also included a right of access to the public via Lot 4 through Kim’s property Lot 2 (16A) and Mornington’s Lot 3 (16B) to Serpentine Road.’

As Lot 4 was gifted to Hunter’s Hill Council to provide public access between Mornington Reserve and the Serpentine Road Road Reserve, Council should act in good faith and do all that it can to maintain this access. This of itself makes the sale of Lot 31 inappropriate.

In relation to the Building Application for development of Lot 2, the Late Hon Kim Santow wrote to Council on 18 June 1982 enclosing a copy of a Plan of Right of Footway over Lot 2 in DP 607282 to create two walking tracks traversing the riverfront area of his property – see attachments. Santow’s letter explains:

The lower walking track is of course only for the original licence period of 3 years after which it is subject to determination on either party’s side. Furthermore Council, as originally agreed, is to maintain its track and beach. The upper track crosses our land and was required as a condition of the building approval and is not subject to the termination provision mentioned above.³

The right of way to the upper track, ‘required as a condition of the building approval’ not being ‘subject to the termination provision’ may still exist. The existence and/or re-establishment of this valuable walking track, linking Lot 4 which is accessible from the main part of Mornington Reserve with the now Lot 31 in Deposited Plan 1040602, must be pursued, as this would effectively allow the extension of the highly valued Mornington Reserve to the Serpentine Road Road Reserve.

The period from 2000 to 2005 saw the subdivision of Lot 3 in Deposited Plan 607282 into the 526.9 m² waterfront Lot 31 and the 443.2 m² Lot 32 in Deposited Plan 1040602 and Hunter’s Hill Council’s compulsory acquisition of Lot 31. Council was required to pay \$2,515,000 in compensation plus legal expenses to the owners whose holding in Lot 3 in Deposited Plan 607282 was reduced to the 443.2 m² Lot 32 in Deposited Plan 1040602.

³ Letter from Kim Santow to Hunter’s Hill Council, 18 June 1982, 1.

Where to from here?

It is now proposed that Council dispose of Lot 31, where the most likely purchaser is the owner of Lot 32, which would effectively reverse the compulsory acquisition of Lot 31, with little likelihood of raising the equivalent of \$2,515,000 in 2024 dollars, effectively entrenching a massive capital loss to Council. Such an outcome could also lead to inappropriate development of this sensitive site, possibly imposed on Council by a decision of the Land and Environment Court.

At a time when a growing city requires more public open space and public access to foreshores, a far better outcome for the community is:

- The retention by Council of Lot 31;

- Investigation and re-establishment of the walking track, near the foreshore of 16A Vernon Street (Lot 2 in Deposited Plan 607282) linking the Public Reserve (Lot 4), which is accessible from the main part of Mornington Reserve, with Lot 31;

- Investigating who owns and occupies Meggitt's boatshed, which is currently occupied with water supplied to it from a nearby property and establishing whether there are any leasing or sub-leasing opportunities to earn income for Council;

- The eventual extension of Mornington Reserve to include the Serpentine Road Road Reserve;

- Gradual improvements to the reserve in consultation with the community; and

- Consideration of inclusion of the Road Reserve, Lot 31 and the walking track on the foreshore of 16A Vernon Street in The Great North Walk.

By comparison, the proposal to sell Lot 31 which provides so many opportunities for the community and for future generations, apparently to fund recurrent expenditure, shows a complete lack of vision.

Lot 31 in Deposited Plan 1040602 must be retained by Council.

Proposed Sale in Church Street (Cnr Reiby Road), Hunters Hill

The 17 m² of land that it is proposed be sold on the corner of Church Street and Reiby Road was almost certainly resumed by the then Department of Main Roads when the southern arm of Reiby Road was built to restore access to The Avenue, Nemba Street and northern arm of Reiby Road, which were all cut off from Joubert Street by the construction of the freeway between the current Figtree Bridge, which opened in 1963 and Tarban Creek Bridge, which opened in 1965.

The chamfering of the south-west corner of the common property of 12 Church Street and the now mature Brush Box planted in this triangular area of land is an important part of the streetscape as you enter the eastern end of Hunters Hill.

The only possible buyer of this land is the Owners Corporation of Strata Plan 14121, who would need to pass a by-law requiring a 75% majority and then raise funds by a special levy of owners in order to make the purchase. It seems extraordinarily unlikely that an owners corporation would go to such lengths to purchase 17 m² of land that would be difficult to utilise in any useful way.

Even in the highly unlikely event that the land is sold to the Owners Corporation of Strata Plan 14121, for the land to be utilised as part of the common property, it would be necessary at some expense to modify the heavy masonry boundary wall, which was obviously built in part to mitigate traffic noise. Modifications to this masonry wall would also adversely impact the on the already mentioned important street tree. The impact on the streetscape would be disastrous, if a rendered masonry wall were built in front of this beautiful tree's trunk.

The proposal to dispose of 17 m² of land on the corner of Church Street and Reiby Road should go no further. The proposal lacks any merit and has already wasted the time of Council staff, Councillors and those responding to the invitation for submissions.

Proposed Sale of Land between 22 and 24 Gale Street, Woolwich

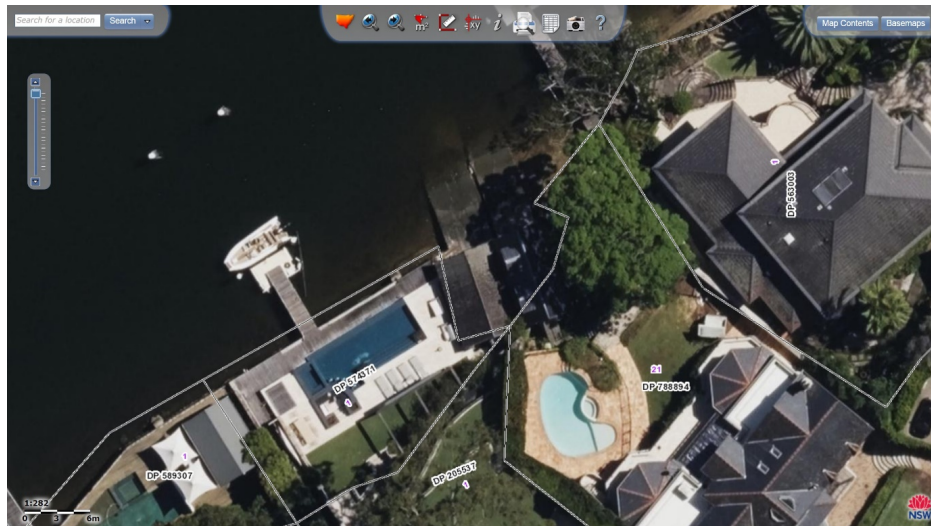


Figure 6: SIX Maps image showing that the land proposed to be sold in Woolwich is bounded by 22 Gale Street (Lot 1 in DP 574371), 24 Gale Street (Lot 21 in DP 788894) and the Lane Cove River and has a boatshed situated on it.

As shown in Figure 6 above, the land between 22 and 24 Gale Street, Woolwich, that it is proposed be disposed of, has a boatshed situated on it. Before it is possible to make a complete response to this proposal, it needs to be confirmed that the boatshed, apparently on Council land is owned by Council. It also needs to be understood, whether the boatshed is occupied and if so whether the boatshed is being leased from Council.

In part because the land in question appears to be accessible in low tide from the northern end of Gale Street, I believe the land should remain in Council hands and that lease arrangements be formalised with the occupiers of the land to derive income for Council.

Proposed Sale of Land behind 10 to 16 Wybalena Road, Hunters Hill

The lane behind 10 to 16 Wybalena Road also has common boundaries with 18B Wybalena Road and 1 and 3 Glenview Crescent, that is common boundaries with seven different properties, four of which have gates on to the lane to access their properties, which would be very useful for activities like walking to catch a bus in Woolwich Road. It would seem that if the lane were sold, a number of property owners with a boundary common with the lane would wish to retain a right of way to use the lane, meaning the new owner(s) of the lane would not be able to include any part of the lane they had purchased within their boundary fence, suggesting there would be little incentive to purchase.

This appears to be another proposal where the sale of a small area of land (88 m²) will be more trouble than it is worth.

Conclusion

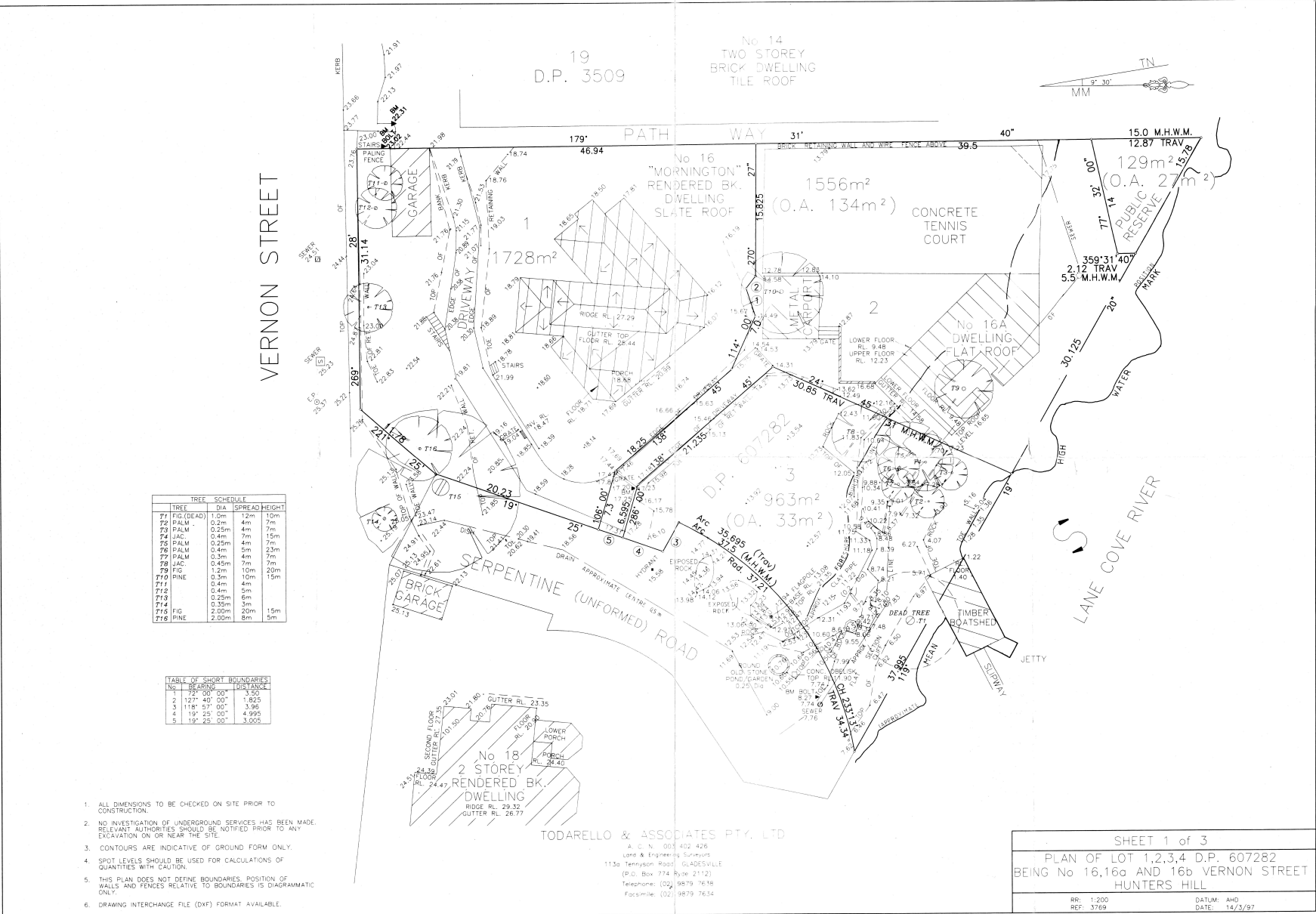
I cannot support any of the proposed disposals of Council land, suggesting as I said at the outset, Council's *Policy for Disposal of Council Land* does not adequately set out criteria to be assessed before decisions to dispose of Council land are considered.

Attachments

Sheet 1 of the 1997 survey plan prepared by Todarello & Associates

Letter from Kim Santow to Hunter's Hill Council, 18 June 1982

Plan of Right of Footway over Lot 2 in DP 607282



16A Vernon Street
HUNTERS HILL 2110

June 18, 1982

T. Lindsey Esq.
Hunters Hill Council
14 Church Street
HUNTERS HILL NSW 2110.

Dear Mr. Lindsey,

Re: 16A Vernon Street (Lot 2).

I refer to previous correspondence and to our telephone call today. As arranged with you, I am enclosing a copy of the linen plan showing the proposed walking tracks which are positioned where we believe intended by Council and which are positioned so as to minimize disturbance to the site and intrusion into our privacy.

The lower walking track is of course only for the original licence period of 3 years after which it is subject to determination on either party's side. Furthermore Council, as originally agreed, is to maintain its track and beach. The upper track crosses our land and was required as a condition of the building approval and is not subject to the termination provision mentioned above.

I am also enclosing a copy of the Surveyor's account and would be grateful if, as discussed between us, that could be paid by Council.

We look forward to receiving confirmation from you that the same can be implemented and the necessary documentation for this purpose.

Yours faithfully,



G.F.K. SANTOW

Enc

cc: Windeyer & Dive & Co. (W.Windeyer)

Mr. Meggett

PLAN FORM 1

Bull Survey

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that -

- (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
- (b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended.

have been complied with by the applicant in relation to the

proposed

(insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No.

Date

(Signature)
Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

*Delete if inapplicable.

Surveyor's Certificate

I, LINDSAY ANDREW DYCE

of BURKE & DYCE 48 QUEENS RD. ASQUITH
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan WAS COMPILED FROM D.P. 607282

is accurate and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1

7th MAY 1982

Signature Lindsay A. Dyce

Surveyor registered under Surveyors Act, 1929, as amended.

Datum Line of Azimuth.

*Strike out either (1) or (2). Insert date of survey.

PLAN OF RIGHT OF FOOTWAY OVER LOT 2
IN D.P. 607282Mun./Shire HUNTERS HILL
City :

Locality: HUNTERS HILL

Parish: HUNTERS HILL

County: CUMBERLAND

Reduction Ratio 1: 200

Lengths are in metres



Registered:

C.A.:

Title System:

Purpose:

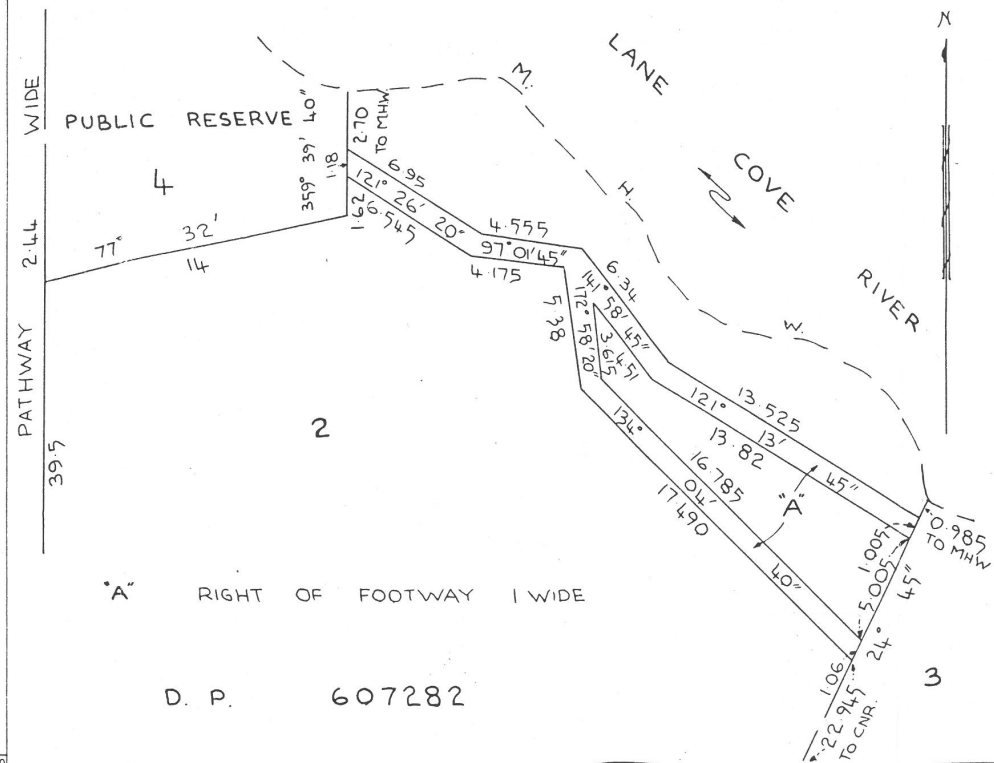
Ref. Map:

Last Plan:

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SEC. 88B OF THE
CONVEYANCING ACT 1919, AS AMENDED,
IT IS INTENDED TO CREATE;

(1) "A" RIGHT OF FOOTWAY 1 WIDE



Plan Drawing only to appear in this space

10 20 30 40 50 60 Table of mm 100 110 120 130 140 150 160 170

SURVEYOR'S REFERENCE 82/60

Plan Drawing only to appear in this space

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Sep 17, 2024 18:03:00 pm**Last Seen:** Sep 17, 2024 18:03:00 pm**IP Address:** n/a

Q1. **Name** Marc Lane

Q2. **Email**

Q3. **Please provide your feedback**

Council should prepare a spatial strategy before disposing of this land. Three of the four parcels do not appear to satisfy councils own disposal policy: 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – the land is accessible from the end of Mornington Reserve and forms part of the continuous open space diagrammed the LSPS (Map 13). Land adjoining 12 Church Street, Hunters Hill - it's unclear why council would give up road reserve that could be required in the future (for example if the direction of Reiby Road was ever reversed, for sight lines) Between 22 and 24 Gale Street, Woolwich - waterfront - this is scenic foreshore land and should be retained. It is still accessible from the water and should be retained in the same way that Clarke Island is public space although only accessible by boat (from Woollahra). Land adjoining 14 and 16 Wybalena Road, Hunters Hill - this satisfies the policy as it is truly inaccessible. As a general comment, this small box is insufficient for providing feedback on complex multi-property transactions.

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Sep 18, 2024 10:26:36 am**Last Seen:** Sep 18, 2024 10:26:36 am**IP Address:** n/a**Q1. Name**

Marc Lane

Q2. Email**Q3. Please provide your feedback**

A number of people have stated they cannot understand the lot in question on Vernon St given the lack of a map - there are 3 lots that are currently accessible from Vernon St near 16 - two to the west (one a path, one a triangle) and one to the right (a curved path to a public beach). While all should be retained, there is a procedural issue given the proposal cannot be understood by the public.

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 14:26:13 pm**Last Seen:** Sep 23, 2024 14:26:13 pm**IP Address:** n/a**Q1. Name**

Jay Ryves

Q2. Email**Q3. Please provide your feedback**

Hello, I am writing to express my concerns around this matter. For brevity I will use dot points. - I have not been able to find clear maps or all of these lots - the council has an obligation to provide clear maps of the proposed lots along with this proposal to make this process simple for the community. In particular Vernon st the exact location is unclear. - The community need to see the full list of council owned remnant lands before any decision regarding land sales should go ahead. - the cost of ongoing maintenance should also be made clear. Regarding each location: - 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 - this area is of huge heritage and ecological significance. This amazing waterfront reserve should be protected at all costs - my kids call this place the 'secret park' it is of a bygone era with room to roam and explore away from the eyes of the grownups. It is also a significant part of our tree cover - if this land were to be sold it would no doubt lead to the removal of more precious trees in our neighbourhood. This land belongs to all of us - not the current council and should absolutely NOT be considered as a source of income for the short term balancing of the books. - Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill - again I am not fully clear on which piece of land this is. Please provide a map. - Land between 22 and 24 Gale Street, Woolwich - waterfront - we need to preserve ALL waterfront access - these pockets are what makes our area special. I love visiting these locations and spending time at the time foreshore access points. - Land adjoining 14 and 16 Wybalena Road, Hunters Hill - this one MAY warrant a sale but I would like to see all other council owned land to make sure this does not connect to another parcel - it looks like it is not publicly accessible but how can I be sure?



Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Sep 23, 2024 14:53:16 pm
Last Seen: Sep 23, 2024 14:53:16 pm
IP Address: n/a

Q1. **Name** Kristen Lock

Q2. **Email**

Q3. **Please provide your feedback**

Dear Council, Communal/public land is valuable as we saw most acutely during the covid pandemic. Public health evidence is very strong in finding that individual and communities' social, mental and physical well-being are all enhanced in nature rich environments. Empty lands may seem pointless to some but they can be the rare green retreats and wildlife corridors that keep our local environment rich and healthy. The greenery, even the weeds, clean our air. I have seen local air quality monitoring showing the north peninsula side of Hunters Hill has lower pollution readings than other nearby locations. The distance from main roads and high ICE vehicles likely a factor along with the density of and extent of canopy and green spaces. Before considering land for selling off the local constituents need more and more easily accessible and clear, "plain English" information showing what kind of and where these lands are. I would humbly suggest a colour coded map with all our community's land highlighted and these particular parcels of land identified. Selling off our land is a major decision that will permanently affect our local community and those from outside our community who visit our beautiful environs. Transparency and information is not currently sufficient to either support or contest this proposal. When we feel uninformed we start to fill the void with hypotheses and suspicions that may or may not reflect the facts and context. Trust takes a long time to build but a second to destroy. Trust in governments and democratic representatives is at all time lows - a transparent, inclusive and trustworthy process would assure us all that decision making is responsible, not conflicted by other undue and/or external influence, and is evidence based, and has reasonable cost-benefit analysis that incorporates monetary and non monetary assets. Even if the outcome is not one a resident and voter agrees with - if they can respect the process then trust in the system can nevertheless be retained. As a former property developer, RN, public health researcher, business director, parent, and local resident - until sufficient information is made available to all residents, and highlighted to those within 250m of the subject lands (maybe further maybe closer) then for consideration of such a permanent change I would have to be conservative and at this point in time object to these lands being considered for sale.. Some land items may be inconsequential - I simply cannot see the data to support that or not. Thank you.

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 16:46:20 pm**Last Seen:** Sep 23, 2024 16:46:20 pm**IP Address:** n/a**Q1. Name**

Amanda MacLean

Q2. Email**Q3. Please provide your feedback**

Hi there, More information is required about the exact scope of these parcels of land (...map please!). The impact of public land sales will be felt for generations to come, so transparent information being released to the community is logical and paramount. Trust in the council to make decisions based with the best interest of our community will only come with complete transparency, and more community consultation. Right now we do not have the information required to have an informed opinion on this. Thankyou.

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 18:16:44 pm**Last Seen:** Sep 23, 2024 18:16:44 pm**IP Address:** n/a**Q1. Name**

Sarah Campbell

Q2. Email**Q3. Please provide your feedback**

Complete transparency of process or selection of land, independent assessment of public value, as well as alternatives and the answer to the obvious question: "why now and why these lots" should be allowed ideally published in public to all rate payers as well as the local councillor relationships to any land owning partnership or relations council or its people may have. State and nation wide comparisons to what occurs in other areas should form part of an education and consultation process for the public on this issue.

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 20:24:52 pm**Last Seen:** Sep 23, 2024 20:24:52 pm**IP Address:** n/a**Q1. Name**

Elizabeth Newton

Q2. Email**Q3. Please provide your feedback**

We cant simply sell off land that has been allocated and kept for us to enjoy and now to sell off. This just dosnt feel right. Shouldn't we find other ways to create an income if finances are needed? HH will never get this land back. Somethng so special about HH is that we have so much history in our suburb and green space. This is not replacable.

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 20:38:01 pm**Last Seen:** Sep 23, 2024 20:38:01 pm**IP Address:** n/a**Q1. Name**

Elizabeth Newton

Q2. Email**Q3. Please provide your feedback**

My apologies! Ive now done my homework and found the document online showing what the property pieces is: i agree with rem 2, 3, and 4 being sold. Hopefully the neighbors will buy it and keep it beautiful. Rem 1 is 500sqm+ could that be sold for residential?

**Respondent No:** 11**Login:** Anonymous**Email:** n/a**Responded At:** Sep 23, 2024 21:41:55 pm**Last Seen:** Sep 23, 2024 21:41:55 pm**IP Address:** n/a**Q1. Name**

Alia Boyd

Q2. Email**Q3. Please provide your feedback**

I strongly oppose Hunter's Hill Council's proposal to classify the listed land as surplus and dispose of it. Green spaces contribute to the environmental sustainability of our area by supporting local biodiversity, and improving air quality. Once sold and developed, these lands are lost to the public forever. As a community, we have a responsibility to preserve and protect these open spaces for current and future generations. Selling off land may provide a short-term financial gain, but the long-term benefits of maintaining public green spaces far outweigh any immediate revenue. The loss of such spaces also risks degrading the community's unique appeal and reducing the quality of life for residents. I urge the council to reconsider this proposal and explore other avenues to meet budgetary needs that do not compromise the shared public assets that make our area special. Thank you

**Respondent No:** 12**Login:** Anonymous**Email:** n/a**Responded At:** Sep 24, 2024 15:02:41 pm**Last Seen:** Sep 24, 2024 15:02:41 pm**IP Address:** n/a**Q1. Name**

AnnMichele OEDING

Q2. Email**Q3. Please provide your feedback**

Our land is NOT for sale ! We choose to have greenbelts & that is why we live here. Developers circling lining their own pockets & some councillors hobnobbing to 'improve' their own image is not what we want. Local government is not to be politised as is now happening in Hunters Hill. We are locals with our own priorities for a healthy, sustainable lifestyle that needs to be protected from scoundrels.

**Respondent No:** 13**Login:** Anonymous**Email:** n/a**Responded At:** Sep 25, 2024 13:38:09 pm**Last Seen:** Sep 25, 2024 13:38:09 pm**IP Address:** n/aQ1. **Name**

Peter Corbett

Q2. **Email**

Q3. Please provide your feedback

To whom it may concern, I am writing to express my concerns regarding the proposed sale of the four remnant land parcels under consideration by the council. After reviewing the report and the proposed plan, I believe there are several important factors that need further attention and assessment before any final decisions are made.

1. Unclear Future Community Needs While the report concludes that these lands are not currently required for operational use or community recreation, this assessment appears to focus solely on the present situation without sufficiently considering future community needs. Public land is a valuable and finite resource. What may seem surplus today could become crucial for future infrastructure, recreational spaces, or community development projects as the population and community needs evolve. Selling these parcels now may prevent the council from being able to respond effectively to these future needs, limiting flexibility and potentially disadvantaging residents in the long term.

2. Incomplete Financial Analysis The report suggests that a full independent valuation and feasibility analysis are necessary, but this analysis has yet to be completed. Moving forward with the sale without a clear understanding of the potential financial benefits or the costs involved—such as legal, administrative, or environmental considerations—could result in undervaluing these public assets. Additionally, alternative financial models, such as leasing the land, have not been explored. These models could generate long-term, sustainable revenue for the council while retaining ownership of valuable land.

3. Missed Opportunities for Community Projects These land parcels could serve a broader range of community purposes, such as affordable housing, community gardens, or public recreational spaces. The council has not sufficiently explored these options. Repurposing the land for public interest projects could provide long-term social and community benefits that may outweigh short-term financial gains from a sale. In a time where affordable housing and public spaces are increasingly valuable, selling these lands could be a missed opportunity to address local needs.

4. Environmental and Heritage Considerations The lands in question are subject to environmental regulations, including tree management and protection under the Local Environmental Plan (LEP). Selling these parcels may complicate future development due to these restrictions, reducing their attractiveness to potential buyers and thereby lessening the financial returns the council anticipates. Additionally, these areas may hold environmental or heritage value that could serve the community better if preserved, rather than sold for private development.

5. Financial Risks and Long-Term Costs While the report highlights the costs associated with maintaining these lands, it fails to provide a comprehensive comparison between ongoing maintenance expenses and the potential long-term value of retaining the land. It also does not explore the possibility of using these lands for future council projects, which may provide greater financial or community benefits than an outright sale. The risks associated with selling these assets prematurely, without understanding their full potential value, must be thoroughly assessed.

6. Conflicts of Interest Given the potential for conflicts of interest within the decision-making process, it is critical that the sale of these lands be handled with utmost transparency and impartiality. Any perceived or actual conflicts of interest must be addressed to ensure that the public trust in the council's decision-making process is maintained. Decisions regarding public land should prioritize the community's best interests over any personal or private financial considerations.

7. Lack of Thorough Public Consultation While public notice is mentioned, it is unclear whether sufficient time and effort have been dedicated to fully engage the community on this matter. Public consultation is vital in any decision involving public assets, and it should go beyond formal notice to include genuine dialogue with the residents most affected by the sale. The community's voice should be central to this process, ensuring that their needs and concerns are addressed before any final decisions are made.

8. Alternative Revenue Generation Models Rather than pursuing an outright sale, the council should explore alternative revenue-generation models, such as leasing the land for commercial or community use. This approach would allow the council to retain ownership while benefiting from ongoing income, providing both financial and community value. Other councils have successfully implemented such models, and this option should be carefully considered.

Conclusion I respectfully urge the council to reconsider the proposed sale of these remnant lands. The decision should be based on a more thorough assessment of future community needs, financial analysis, environmental and heritage implications, and potential alternative uses of the land. Additionally, it is essential that any potential conflicts of interest are transparently managed and that public consultation is meaningful and comprehensive. Thank you for your attention to these concerns. I trust that the council will take the time needed to ensure that this decision is made in the best long-term interest of the community. Sincerely, Peter Corbett 2 Garrick Ave Hunters Hill

**Respondent No:** 14**Login:** Anonymous**Email:** n/a**Responded At:** Sep 29, 2024 20:19:00 pm**Last Seen:** Sep 29, 2024 20:19:00 pm**IP Address:** n/a

Q1. **Name** Linda Nathaniel

Q2. **Email**

Q3. **Please provide your feedback**

Are the 4 proposed pieces of public land are going to be developed, sold for commercial development in Hunters Hill? What are these plots of land going to be used for? Public land should be used for the public. Can be we provided with more information?

**Respondent No:** 15**Login:** Anonymous**Email:** n/a**Responded At:** Sep 30, 2024 21:38:47 pm**Last Seen:** Sep 30, 2024 21:38:47 pm**IP Address:** n/a**Q1. Name**

Julia Ramsay Gardoll

Q2. Email**Q3. Please provide your feedback**

It is shocking to see these plans to sell small parcels of land. Please save them for the future generations of Woolwich and Hunters Hill. They are part of the history of this suburb. They are for everybody.

**Respondent No:** 16**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 06:05:47 am**Last Seen:** Oct 01, 2024 06:05:47 am**IP Address:** n/a**Q1. Name**

Louise Wong

Q2. Email**Q3. Please provide your feedback**

One of these plots of land to be sold is public waterfront and is accessible to everyone. Another is alongside the Great North Walk and Mornington Reserve. These are public green spaces we should be protecting so the locals can enjoy. Going for walks in the neighbourhood is such a common activity for us locals and we would like to keep having these beautiful areas along our walks.

**Respondent No:** 17**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 06:25:24 am**Last Seen:** Oct 01, 2024 06:25:24 am**IP Address:** n/a**Q1. Name**

Bernadette Scarfe

Q2. Email**Q3. Please provide your feedback**

I moved to hunters hill over a decade ago. The access to the amazing green spaces and waterfront locations is what has made me endlessly in love with hunters hill. I think it would be an absolute shame to take away spaces that everyone can enjoy in this amazingly beautiful suburb.

**Respondent No:** 18**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 06:26:53 am**Last Seen:** Oct 01, 2024 06:26:53 am**IP Address:** n/a

Q1. Name Yunzhi Liu

Q2. Email

Q3. Please provide your feedback

Please keep these lots to public.

**Respondent No:** 19**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 07:12:51 am**Last Seen:** Oct 01, 2024 07:12:51 am**IP Address:** n/a**Q1. Name**

Noni Brown

Q2. Email**Q3. Please provide your feedback**

I am opposed to the disposal of these parcels of land. The sale of these parcels of land reduces the council's options to provide public amenities in the future. The time and cost of undertaking these land sales (not least " a full independent valuation and feasibility analysis exercise") would make any net revenue insignificant.

**Respondent No:** 20**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 07:29:07 am**Last Seen:** Oct 01, 2024 07:29:07 am**IP Address:** n/a**Q1. Name**

Tim Ross

Q2. Email**Q3. Please provide your feedback**

I wholeheartedly reject the concept of selling off public land/ space for short term gain. Once sold they will never be regained. Our public space, our heritage and our natural environment should never be for sale.

**Respondent No:** 21**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 08:43:04 am**Last Seen:** Oct 01, 2024 08:43:04 am**IP Address:** n/a**Q1. Name**

Jill Stephenson

Q2. Email**Q3. Please provide your feedback**

IT is absolutely wrong to sell off public parcels of land that belong to all of us, most particularly when they are along the waterfront and can used by all residents. Any suggestion that "cost is prohibitive" to maintain a natural bush area is ridiculous and 16C Vernon Street should be left for future generations to use and enjoy. Jill Stephenson Woolwich

**Respondent No:** 22**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:10:24 am**Last Seen:** Oct 01, 2024 09:10:24 am**IP Address:** n/a**Q1. Name**

Lisa Bettman

Q2. Email**Q3. Please provide your feedback**

Please do not dispose of public land areas.... The following locations add to our incredible peninsula and to the community. 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill It would be very disappointing if these spaces are no longer accessible to the public.

**Respondent No:** 23**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:16:55 am**Last Seen:** Oct 01, 2024 09:16:55 am**IP Address:** n/a**Q1. Name**

Caroline Gallagher

Q2. Email**Q3. Please provide your feedback**

Dear Hunters Hill Council, I've recently been notified by local residents of the Council's intention to sell public land. It seems that there is a piece of public land being targeted for sale in the near future in Vernon Street which is met with a lot of concern including myself as it is part of the great north walk and has lots of beautiful trees and bush. Even though I can "have my say": I know very little about your proposed resolution. I feel as a tax paying resident who cares deeply for my community, that these proposals when publicly notified should including the reasons for sale and future plans for the lots. In particular, I would like to be able to see a Business Plan for this: I would like to know why these lands are tagged to be sold. I would like to know to who the target market is and what the use of that land will be (still for public use, residential, commercial etc). Furthermore, I would like to see if Council has done a 'pros and cons' to these types of sales - where the right questions asked? was research done for alternatives or impact on the community? what are other councils doing? how was this all assessed? Quite a bit of spending on big projects has been done on our lands already, I am aware. But hopefully we have not 'over done' it and now find ourselves in a bad financial position. Green spaces can matter and they really do in Hunters Hill. Respecting this by being transparent is what I'm asking for. It might make the process longer, it could alter the course but it is definitely fairer and inclusive. In short, I'm against it due to lack of information.

**Respondent No:** 24**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:22:15 am**Last Seen:** Oct 01, 2024 09:22:15 am**IP Address:** n/a**Q1. Name**

Pru Brewer

Q2. Email**Q3. Please provide your feedback**

I am opposed to the HH. Lincoln disposing of the four area of land that the council proposes. I see no evidence of any individual assessment of four said lots of land.

**Respondent No:** 25**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:35:59 am**Last Seen:** Oct 01, 2024 09:35:59 am**IP Address:** n/a**Q1. Name**

Ingrid Pyne

Q2. Email**Q3. Please provide your feedback**

I would like more information as to how - and why - HH Council has deemed this land to be surplus to the needs of the council and community, as well as further details about its planned sale and valuation processes. Public access to the foreshore is critical - and should be retained in all but exceptional circumstances. The Council needs to be transparent about its commercial decisions.

**Respondent No:** 26**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:53:28 am**Last Seen:** Oct 01, 2024 09:53:28 am**IP Address:** n/a**Q1. Name**

Seong Choong

Q2. Email**Q3. Please provide your feedback**

We think it is very shortsighted of the council to sell prime land especially water front property to raise funds. These open spaces should be left to the residents to enjoy. DO NOT FORGET, once it's gone, it's GONGI!

**Respondent No:** 27**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 09:55:51 am**Last Seen:** Oct 01, 2024 09:55:51 am**IP Address:** n/a

Q1. **Name** john mccarty

Q2. **Email**

Q3. **Please provide your feedback**

PUBLIC LAND not private! Short term gain for LONG term loss Brain dead management of a vital RARE resource

**Respondent No:** 28**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 10:00:25 am**Last Seen:** Oct 01, 2024 10:00:25 am**IP Address:** n/a**Q1. Name**

Elizabeth Krassoi

Q2. Email**Q3. Please provide your feedback**

Thanks for providing the community with the opportunity to offer feedback. Regarding the corner of Reiby Road and Church st, I believe that an aerial view will show the current angle is in keeping with the sweeping entryway to the western side of the overpass. The corner is a busy pedestrian intersection with large buses turning from Burns Bay rd. It is also currently being addressed for safety by TFNSW. I believe that any narrowing of the corner would potentially create an even tighter pedestrian hazard. Lastly the potential removal of another large canopy tree would surely make the environmental cost too high. Consideration of all and any parcel ought be done in the context of all Council managed remnant lands for Council to be able to make genuinely informed decisions.

**Respondent No:** 29**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 10:36:15 am**Last Seen:** Oct 01, 2024 10:36:15 am**IP Address:** n/a

Q1. **Name** Anne McCarty

Q2. **Email**

Q3. **Please provide your feedback**

What on earth would selling that land achieve? Whose bird brain idea was it?

**Respondent No:** 30**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 10:42:02 am**Last Seen:** Oct 01, 2024 10:42:02 am**IP Address:** n/a**Q1. Name**

Kathryn Maas

Q2. Email**Q3. Please provide your feedback**

I am appalled by the clear lack of communication in attempting to sell/dump pieces of council land for financial gain--you are actively working against your own policy slate! How can we keep the character/nature of our suburb when you sell pieces of land which will no doubt be filled by high-value apartments or buildings we don't need?

**Respondent No:** 31**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 11:38:36 am**Last Seen:** Oct 01, 2024 11:38:36 am**IP Address:** n/a**Q1. Name**

Lucy

Q2. Email**Q3. Please provide your feedback**

I object to the council selling of public spaces, they are for the community to share.

**Respondent No:** 32**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 12:05:25 pm**Last Seen:** Oct 01, 2024 12:05:25 pm**IP Address:** n/a

Q1. **Name** Nathan McLay

Q2. **Email**

Q3. **Please provide your feedback**

Dear Council, It has come to light that there are significant details missing from the public exhibition of these proposed remnant land sales. The information as shared by David Griffiths regarding the Vernon Street land should be included in an updated exhibition to the community with additional timeframe from public consultation and feedback. I strongly oppose the notion that 16C Vernon Street and Church Street (Cnr Reiby Road) are surplus to the current or future needs of the local community. They should not be disposed of. Furthermore, the other "less than 50" (as announced in the last council meeting) potential lots for consideration of sale also need to be made public. It is not transparent nor ethical to have the details of these lots be discussed "confidentially" with the councillors. It is community land!

**Respondent No:** 33**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 14:04:58 pm**Last Seen:** Oct 01, 2024 14:04:58 pm**IP Address:** n/a

Q1. **Name** Michelle King

Q2. **Email**

Q3. **Please provide your feedback**

I am opposed to the resolution stating that the four parcels of land are surplus to the current or future needs of the Council and local community. My reasoning is as follows: - inadequate information has been provided about the Council's current land holdings, their value or use. - lack of community engagement - I do not believe this proposal has received sufficient reach amongst the community and no explanation has been provided why these four properties have been chosen - I disagree with a resolution that includes all four properties in the single decision. Each parcel of land has unique characteristics and should be considered individually. While it is possible that residents may support the disposal of one lot, there is no option besides all or nothing. - I would like further information on the timeline for disposal and what the council intends to do if it sells of the land. Will this happen this financial year? Will it go to a developer? I disagree with the Council making short term decisions about parcels of land to manage its budget. In its current form this proposal appears to be an attempt by council to make a quick dollar by disposing of multiple parcels of land quietly. Further information about each lot, its intended sale price, and a remaining look at the council's property portfolio would be the bare minimum residents should expect before supporting this public notice. Once the land is sold, it is highly unlikely we will get these public spaces back.

**Respondent No:** 34**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 14:15:42 pm**Last Seen:** Oct 01, 2024 14:15:42 pm**IP Address:** n/a**Q1. Name**

Robert Allan

Q2. Email**Q3. Please provide your feedback**

The land in question might be "surplus to the current or future needs of the Council", only Council can make that assessment, BUT it is presumptuous of Council to assume that the land is also surplus to the current or future needs of the local community. This matter should have been taken to a referendum at the recent Local Government elections and the plan must be abandoned in the absence of majority community support.

**Respondent No:** 35**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 14:20:28 pm**Last Seen:** Oct 01, 2024 14:20:28 pm**IP Address:** n/a**Q1. Name**

Minerva McKell-Wright

Q2. Email**Q3. Please provide your feedback**

We are writing to let you know that in its recent Public Notice in The Weekly Times of 4 September 2024, Council 'is proposing to pass a resolution stating that the following land is surplus to the current or future needs of the Council and the local community and has potential for disposal': 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill The Trust takes the view that the disposal of any Council land must be assessed on an individual basis and there has been no explanation as to why these particular four parcels of land are being grouped together, given the disparity in size of 14sqm at 22-24 Gale Street and 527sqm at 16C Vernon Street. The Trust is particularly concerned about the sale of 16C Vernon Street located on the Lane Cove River waterfront, which Council's 29th July 2024 Report (Remnant Land Item 4.1 Clause 3.1.1.) incorrectly describes as "accessible only by the adjoining owner". An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve. When assessing whether the land is currently used or required for use in the future for community or public recreation purposes, Council's Report states 'The land is deemed to be cost prohibitive to become an active or passive recreational space' (Item 4.1 Clause 3.1.2). We would ask, how has this been assessed and are costings on this assessment publicly available? Hunters Hill Trust believes the potential disposal of land at 16C Vernon Street to be short-sighted and strongly advocates to keep remnant land, especially foreshore land, in public hands so that future generations of Australians can continue to have access to enjoy and explore their natural history and inheritance.

**Respondent No:** 36**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 15:37:40 pm**Last Seen:** Oct 01, 2024 15:37:40 pm**IP Address:** n/a**Q1. Name**

Donald & Jennifer Bonniticha

Q2. Email**Q3. Please provide your feedback**

This proposal should not go ahead without detailed and explicit justification for the disposal of each individual parcel of land. The proposal is only a back-handed tool to try to create the impression that the Council operates at a surplus under the current administration. Not one piece of land should be subject to disposal to satisfy such a goal. In particular the parcel of land that is 16C Vernon St is not inaccessible as claimed and certainly not of use to the neighbouring property only. The disposal of public land should not be aided and abetted by the publication of false information.

**Respondent No:** 37**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 15:45:53 pm**Last Seen:** Oct 01, 2024 15:45:53 pm**IP Address:** n/a**Q1. Name**

Luke Baker

Q2. Email**Q3. Please provide your feedback**

Dear HHC, I write to express my dismay and frustration with this proposal. The HHC is actively assisting developers destroy the Hunters Hill precinct. It is a blatant money grab which does nothing to improve the amenity and environment. I hope the residents are given an opportunity to present their views in person to the councillors. Please cease this egregious abrogation of your responsibilities. Regards, Luke Baker

**Respondent No:** 38**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 16:00:19 pm**Last Seen:** Oct 01, 2024 16:00:19 pm**IP Address:** n/a

Q1. **Name** veloskey

Q2. **Email**

Q3. **Please provide your feedback**

Dear Sir/Madam I note with alarm that Council is proposing the sale of 4 blocks of public land and would like to know how Council came to this decision. Is it possible to view when/where/how this assessment was made? Do Council realise how many residents who are not waterfront dwellers, love being able to access the river banks? I have been down to Serpentine Road Reserve and I know I was able to access the Vernon St land easily. The access is not only via the house next door. What are the prohibitive costs involved in keeping the land? Of what benefit is it to sell the land? Also, the little block between 14 and 16 Wybalena is a green delight, why can't we keep it? I don't understand, nor any of my fellow residents, why this is being done. We do not want to lose any of this land as we will never get it back. Please dont sell it!!!!!!

**Respondent No:** 39**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 18:22:01 pm**Last Seen:** Oct 01, 2024 18:22:01 pm**IP Address:** n/a**Q1. Name**

Idylle Tayong

Q2. Email**Q3. Please provide your feedback**

These lands are perfect the way they are. One of the things that makes Hunters Hill / Woolwich what they are are the beautiful grounds/land and public access to them allows families and individuals to take in the beautiful place. Selling for development is not the answer. We need more grounds like these not for them to be sold and the uniqueness of the area be taken away. Leave these grounds/land the way they are please!

**Respondent No:** 40**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 18:53:38 pm**Last Seen:** Oct 01, 2024 18:53:38 pm**IP Address:** n/a**Q1. Name**

Chris Mutton

Q2. Email**Q3. Please provide your feedback**

I am a resident of Henley responding to Council's notice of potential disposal of four publicly owned parcels of Council land, following the 29 July 2014 Council meeting. Of the four parcels, I have greatest concern regarding the Vernon Street and Church Street parcels. --- 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 --- This land is surrounded by the Lane Cove River to the north, a private dwelling to the west (16A Vernon St, Lot 2 DP 607282), a landscaped area of open private land to the south (16B Vernon St, Lot 32 DP 1040602), and the Serpentine Road Reserve to the east. It is also just 16 metres from Council's C2 zoned Vernon St Reserve at the end of Serpentine Road (Lot 886 DP 752035). Consequently it is accessible by the public from both the river and the Road Reserve. The boundary between the Road Reserve and lot 16C is completely unimpeded. Whilst access from Vernon St is at present not easy for all ages, it is nevertheless available and can be improved at only moderate cost to provide foreshore access for current and future generations. This is in contrast to the report to the 29 July Council meeting that "The land is accessible only by the adjoining owner". In relation to the Policy for Disposal of Council Land, it is understandable that Council has no operational use intended for this land at present (clause 3.1.1), however its value to the community for public recreation (clause 3.1.2) is significant. This site and the adjacent Serpentine Road Reserve have a rock platform, well established trees, a good sandy beach and access to the water. Uses include sightseeing, fishing, kayak & dinghy landings. --- Church Street (Cnr Reiby Road), Hunters Hill -- adjoining 12 Church Street, Hunters Hill --- This small parcel of land marks the entrance to eastern Hunters Hill, leaving an extremely busy motorway and an active community shopping precinct. This entrance is very significant in helping to define the historic and peaceful character of Hunters Hill. The tree that stands on the land while not yet classified as such is significant. It softens the hard wall and buildings behind, and together with trees on the other side of the Church St entrance are key to achieving a pleasant introduction to that part of Hunters Hill. Any purchaser of the land could have no other motivation than to change the footprint of the adjacent Strata property with a view to redevelopment, and without doubt seeking to remove the tree. If that were not their intent, they would have no motivation to purchase this small parcel. The resilience of Council processes to prevent such tree removal has not been demonstrated in the past. --- Land between 22 and 24 Gale Street, Woolwich - waterfront --- --- Land adjoining 14 and 16 Wybalena Road, Hunters Hill --- As a resident of Henley, I do not have sufficient understanding of local perspectives to make the case against these two sales, but I do offer principles favouring retention of public lands. As a general principal, I am opposed to disposal of publicly owned land unless there are compelling reasons. Here is why... -- public lands are of great environmental & cultural value to communities -- public lands provide diverse opportunities for active & passive recreation -- public lands provide open spaces reducing the intensity of residential occupation -- lands once lost to the public can rarely be regained -- disposal of lands can only balance budgets in the short term, as there is a limited supply -- future generations have a right to enjoy what current generations might dismiss. As a practical historical example, the sale of Housing Commission property in Henley in the late 1990s resulted in the local community losing access to an excellent public beach fronting onto Bedlam Bay. This was in spite of active community objections, with benefits flowing only to the property developer and to occupants of the new development. This pattern of short term decision making can over time erode a large proportion of healthy and community engaging spaces.

**Respondent No:** 41**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2024 23:14:51 pm**Last Seen:** Oct 01, 2024 23:14:51 pm**IP Address:** n/a

Q1. **Name** Alyson Windon

Q2. **Email**

Q3. **Please provide your feedback**

I am writing to object to the proposed disposal of the following land, as outlined by the Council its recent Public Notice in The Weekly Times of 4 September 2024: 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill Like the The Hunters Hill Trust I take the view that the disposal of any Council land must be assessed on an individual basis and there has been no explanation as to why these particular four parcels of land are being grouped together, given the disparity in size of 14sqm at 22-24 Gale Street and 527sqm at 16C Vernon Street. I am particularly concerned about the sale of 16C Vernon Street located on the Lane Cove River waterfront, which Council's 29th July 2024 Report (Remnant Land Item 4.1 Clause 3.1.1.) incorrectly describes as "accessible only by the adjoining owner". An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve. Like Hunters Hill Trust I believe the potential disposal of land at 16C Vernon Street to be short-sighted and strongly advocates to keep remnant land, especially foreshore land, in public hands so that future generations of Australians can continue to have access to enjoy and explore their natural history and inheritance. Regards Alyson Windon



Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Oct 02, 2024 07:32:45 am
Last Seen: Oct 02, 2024 07:32:45 am
IP Address: n/a

Q1. **Name** Lisa McLean

Q2. **Email**

Q3. **Please provide your feedback**

To Whom It May Concern, I am writing to express my deep concern about the economic management of Hunters Hill Council and the fact it is being built around a fire sale of assets. I am requesting the details of the land sale strategy be made public and a consultative process established for genuine and much needed feedback from the community. An economic management issue: It appears over the past four years the only option for this Council's economic viability is to sell off land by developing a secret list of 50 land sites for sale - the first four of which are now being rushed through at 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill. This is not acceptable and demonstrates a failure in Council's economic management. With a near \$2Million deficit - where is Council's plan for ongoing financial viability? What are the alternatives to land sales? Why has the list of 50 land sites not been shared with Councillors and made public for feedback? Lack of transparency and engagement: That the public have not been engaged and informed in a transparent and open way about the details of the land sale plan and why Council is prioritising land sales as a key means to rectify its deficit and achieve economic viability. Best practice local government management is about consultative and participatory governance. That means the community and stakeholders are constantly consulted and their feedback is taken on board. Key decision making issues are put to the community for their feedback. Current approaches by Council have diminished the ability of the community to have its say with no processes for concerns and ideas to be incorporated. World heritage values eroded: Hunters Hill is the site of the world's first green bans, it holds primary views of the UNESCO world heritage Cockatoo Island and unrivaled built and natural heritage and waterways with foreshore access. These attributes of Hunter's Hill are not up for sale. They have been preserved and enhanced for future generations over one and a half centuries. Best practice approaches by Councils are resulting in more protections for valuable assets for future generations not quick fixes by depleting assets. These assets can also generate revenue with better governance and management. I would like the following details and answers to be provided to me and made public: The full list of 50 land sites earmarked for sale Rationale for the selection of the 50 sites Rationale for the selection of the first four Council has earmarked for sale Consultation and engagement plan demonstrating fair and reasonable consultation with Councillors and the community Valuation process - how have the sites been valued? Has their natural capital values been included? Provisions for sale - what are the provisions for the sale of this land? How has access to foreshore/ parks, riparian/ biodiversity corridors, tree canopies, impact of canopy cover for heat island cooling etc - been secured in sale provisions. Benefits demonstrated from selling the land beyond the short term financial gain of the sale Has a cost benefit analysis been undertaken on the value of these sites to future generations? What revenue generating options have been investigated by Council to replace the land sale policy? Yours sincerely, Lisa McLean

**Respondent No:** 43**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 12:10:23 pm**Last Seen:** Oct 02, 2024 12:10:23 pm**IP Address:** n/a**Q1. Name**

Coleen

Q2. Email**Q3. Please provide your feedback**

Disposal of land * Church Street (Cnr Reiby Road) Hunters Hill adjoining 12 Church Street Hunters Hill This should remain in Council's Hands - remnant land should remain in Council's hands - not sold.

**Respondent No:** 44**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 12:23:27 pm**Last Seen:** Oct 02, 2024 12:23:27 pm**IP Address:** n/a

Q1. **Name** alastair walton

Q2. **Email**

Q3. **Please provide your feedback**

I am writing to state that the Council needs to be up front on its plan to sell off any assets as a strategic approach - not just piecemeal as it is with this latest proposal covering a handful of lots. before proceeding there needs to be a full disclosure of every lot being considered for disposal and what the community will get in return for this disposal. The sale of public assets needs to have those received funds being directly linked to acquiring or building new public assets, or to renovate or modernise existing public assets. Such funds should not be used for covering operations costs. Because that would demonstrate the Council is operating beyond its means and what does Council propose to do when there is nothing left to flog off? The community needs a better approach than this small and ambiguous action that has not been linked to any big picture. Consequently it must be opposed until that bigger picture has been drafted and consulted with the community. The disposal of assets may be a best approach - however that needs to be linked to a appropriate strategy and the funds strictly linked to further capital works and not for operational costs. Thanks.

**Respondent No:** 45**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 12:54:16 pm**Last Seen:** Oct 02, 2024 12:54:16 pm**IP Address:** n/a**Q1. Name**

Phil Jenkyn

Q2. Email**Q3. Please provide your feedback**

SUBMISSION BY PHIL JENKYN – 2 OCTOBER 2024 RE: DISPOSAL OF COUNCIL LAND POLICY - PROPOSAL I strongly oppose Hunters Hill Council passing a resolution that the following land is surplus to current and future needs of the Council and the local community and has potential for disposal. 1. 16C Vernon Street, Hunters Hill - lot 31 DP 1040602 I inspected the site on 19 Sept. I walked down the street reserve from Vernon Street to the obelisk and then entered land 16C and walked down to the beach and boatshed. I took 16 photos including of the beach and into the open boatshed. I took two videos, one of 2:35 and the next of 1:55 of the walk from the beach up to Vernon Street. I wish to include the photos and videos as part of this submission. It is a magnificent area of public land containing two beaches, a boatshed leased by the Council from the 'Water Board', stone walls and steps on part of the land, wonderful views of the Lane Cove River, significant bushland and a right of way across adjoining land to Morningside Reserve. A mere statement of the above makes it clear that this must remain as public land and the Council must be proactive in ensuring that it is properly protected and maintained, including the connection with Morningside Reserve. 2. Church Street (cnr Reiby Road), Hunters Hill – adjoining 12 Church Street I inspected this site on 2 October, however I know it well. It is a piece of land containing a prominent tree at the top of Reiby Road at the entrance from the expressway to the eastern portion of Hunters Hill. Together with the trees on the other side of Church Street, it emphasises the significance of our tree covered environment which is so important to the heritage of Hunters Hill. Again, as above with 16C Vernon Street, it is obvious that this parcel of public land is significant and must remain in public hands. 3. Land between 22 and 24 Gale Street, Woolwich – waterfront I endeavoured to view this on 2 October, but it can't be seen from the road. It is also not clear from the photo produced for this consultation. On Google Maps it could be a boatshed that is shown. Is it a Council boatshed? Further information is needed for proper consultation, and until that is done I would oppose this being listed as surplus land. 4. Land adjoining 14 and 16 Wybalena Road, Hunters Hill I also tried to inspect this land on 2 October, but it can't be viewed from Wybalena Road. It in fact is a public pathway from Glenview Crescent and on walking down it this morning there are four gates from four houses along the route. Clearly, the public interest is that this public pathway should remain. This is not surplus land. After considering the above, the question must be asked – how could it be that the above four parcels of public land are even being considered to be surplus when clearly they are not? Phil Jenkyn OAM 2 October 2024

**Respondent No:** 46**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 13:13:08 pm**Last Seen:** Oct 02, 2024 13:13:08 pm**IP Address:** n/a**Q1. Name**

Sophie Hunt

Q2. Email**Q3. Please provide your feedback**

I am very concerned about the proposal for disposal of council land and deciding on a bunch of four lots in one proposal. The concept first and foremost of capital recycling to fund investment is one thing - but it seems that any funds can just be used to cover a shortfall in regular ongoing budgetary requirements. "The income generated can be used for operations or asset maintenance costs." Developing a policy like this should be done comprehensively, openly and transparently, not via earmarking a bundle of four lots about which we have insufficient information. There seems to be little opportunity to publicly consider the merits of each, particularly when we are about to commence a new term of council. For example, 16c Vernon Street is listed as inaccessible to the public, which apparently is not the case in fact. It has beach and substantial bushy undergrowth, fabulous for our wildlife, providing much-needed tree cover and green space. It is these skerricks of green space that form an essential part of the incredible character of Hunters Hill, and allows our suburb to "breathe". The lot on Church Street similarly houses a great big street tree. We already know Hunters Hill tree canopy cover has fallen below the target percentage - so the idea of selling tree-covered parcels of land seems nonsensical. The report provided within the council minutes is entirely insufficient for making a proper cost benefit analysis - selling off the family silver piecemeal without a comprehensive understanding of all the remnant land parcels that council own, especially to fund recurrent expenditure, is unacceptable.

**Respondent No:** 47**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 13:22:59 pm**Last Seen:** Oct 02, 2024 13:22:59 pm**IP Address:** n/a**Q1. Name**

Beverley Bennett

Q2. Email**Q3. Please provide your feedback**

Please refer to my email sent to Hunters Hill council to oppose the disposal of council land with particular reference to the land at 16c Vernon street Beverley Bennett

**Respondent No:** 48**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 13:29:49 pm**Last Seen:** Oct 02, 2024 13:29:49 pm**IP Address:** n/a**Q1. Name**

Maureen Flowers

Q2. Email**Q3. Please provide your feedback**

Dear Council Public land must only be sold as a last resort once all other options have been exhausted. The community needs green spaces, however small, to allow for vegetation and trees to grow in a variety of locations which adds to the overall health of plant, insect and bird life and ultimately contributes to the physical and mental wellbeing of residents. Hunters Hill Council Land Register prepared in September 2022 does not appear to be complete. Before any more of this so-called 'Remnant Land' is proposed for sale, this document must be updated fully and made available to the community. Under the current Proposal, Council has not explained why these 4 widely different parcels of public land are being grouped together, given the disparity in sizes. The most concerning of the items listed for disposal is the parcel of land at 16C Vernon Street. It has been incorrectly described as being 'accessible only by the adjoining owner' when it is clearly accessible via Serpentine Rd Road Reserve and in addition, the statement by Council that 'The land is deemed to be cost prohibitive to become an active or passive recreational space' cannot be verified, as neither the method of assessment nor the costings have been made available to the community. Council have a duty of care to its residents, which includes keeping public land in public hands and, in the above case, this parcel of land is far from 'surplus'. It is a vital piece of foreshore to retain for the community and must be preserved for future generations. Thank you.



Respondent No: 49
Login: Anonymous
Email: n/a

Responded At: Oct 02, 2024 14:52:28 pm
Last Seen: Oct 02, 2024 14:52:28 pm
IP Address: n/a

Q1. **Name** Neill Whiston

Q2. **Email**

Q3. **Please provide your feedback**

I would like to object to the sale of remnant land at 16C Vernon lot 31 for the following reasons. • This is a rare unspoilt natural area on the Lane Cove River with public access. • The site and its surroundings land has heritage value. • The Council should not be reducing public access to rare stretches of foreshore land.



Respondent No: 50
Login: Anonymous
Email: n/a

Responded At: Oct 02, 2024 16:01:58 pm
Last Seen: Oct 02, 2024 16:01:58 pm
IP Address: n/a

Q1. **Name** Sue mclay

Q2. **Email**

Q3. **Please provide your feedback**

The proposed disposal of Council land is shortsighted, undesirable and unacceptable. These parcels of land provide tree canopies, create habitats for birds and animals, recreation for residents and visitors to the area and enhance the beauty of the environment. They have been assets for past generations and should be maintained for future generations to enjoy. They belong to the community and add to the health and wellbeing of all residents, not only the few who may benefit from such sale. It would be a great loss to the community that can never be regained. Ours is a unique "Garden" Municipality and we need to do everything to retain its heritage and natural beauty and not allow financial gain to come before the numerous benefits of retaining this land into the future.

**Respondent No:** 51**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 16:08:12 pm**Last Seen:** Oct 02, 2024 16:08:12 pm**IP Address:** n/a

Q1. **Name** Kenneth Woo

Q2. **Email**

Q3. **Please provide your feedback**

Dear HHMC I am a local resident of Hunters Hill. Thank you for inviting submission on the proposed sake of remnant land. I am writing with regard to the land Lot C DP 369912 described as "Remnant 4, 16 Wybalena Road, Hunters Hill", hereafter called "the Laneway". REQUEST FOR 29 JULY MINUTES I wrote to Council requesting a copy of the above meeting minutes over a week ago and have not been provided with it. I have managed to obtain it in the meantime. My feedback is based on the Report in the minutes at Item 4.1. MULTIPLE ADJOINING PROPERTIES The Laneway adjoins several properties. On the right side are properties on Wybalena Road, including 10, 12, 14 and 16, which each have access to the Laneway. The left side of the Laneway adjoins the entire right side and most of the rear of the property at 1 Glenview Crescent. (If anything, it could be more aptly be described as the laneway at 1 Glenview Crescent.) The report seems to proceed on the basis that there is only a single adjoining property. There are in fact multiple properties with access. Have multiple adjoining properties been considered? NOT ONE ADJOINING LANDHOLDER Purchaser – the report suggests that the logical interested purchaser of the Laneway would likely be the single adjoining owner. On this basis the report seems to suggest that this adjoining owner would, by purchasing the Laneway, continue to have access to it. However, as there are multiple adjoining owners for the Laneway, any adjoining owner could be an interested purchaser. Has the matter of multiple adjoining landowners been fully considered? How would adjoining owners who do not purchase the Laneway retain there right of access? CONTINUING RIGHT OF ACCESS Specifically, as adjoining landholders (and indeed the public) currently have access to the laneway, they do not require a formally registered legal right of access to the Laneway. If the Laneway is sold to a private party, would adjoining landholders each be granted rights of access prior to the sale, and on what terms? Exactly how would multiple adjoining landholders affect the proposed sale? RIGHTS OF PURCHASER Would the purchaser have the right to use the Laneway for a use that adversely affects the value of adjoining properties? For example, could the purchaser deny access to adjoining landholders? Or could the purchaser allow an adjoining landowner to place noisy equipment in the Laneway? MAINTENANCE The Laneway has a pole with a light that turns on at night. Will this lighting continue after the Laneway is sold or will the purchaser be permitted to turn it off? POOR MAINTENANCE RESTRICTING ACCESS If the purchaser fails to properly maintain the Laneway, what recourse would adjoining landholders have to ensure that proper maintenance is undertaken, so that their right of access is not unduly frustrated? Would HHMC indemnify adjoining landowners that their rights of cess will not be fettered by the sake of the laneway? The response will clarify the extent to which reliance can be taken from the proposal as legally binding, or merely non-recourse vendor representations. COMMERCIAL RATIONALE I can see why the Council wishes to sell the land, as it lowers maintenance costs for what may be considered limited community benefit. However, if the purchaser must provide access to multiple adjoining properties and meet the burdens of maintenance and occupier's liability, I simply do not see why an adjoining landholder would buy the Laneway. For this reason, I am specifically seeking legally binding assurance in writing that rights of access will be granted and that the land will continue to be used as a Laneway and for no other purpose. LEGAL ADVICE Has the Council obtained legal advice as to legal action that may result if the proposal proceeds in an unlawful manner? Thank you for considering this submission. Regards Ken Woo 2 October 2024, 4.08pm

**Respondent No:** 52**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 16:55:05 pm**Last Seen:** Oct 02, 2024 16:55:05 pm**IP Address:** n/a

Q1. **Name** Paul Lock

Q2. **Email**

Q3. **Please provide your feedback**

16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 This land is easily accessible by from both the road and river. It is a too valuable to lose and can be improved at only moderate cost to provide foreshore access for current and future generations. This is in contrast to the Council reports that this land is accessible only by the adjoining owner". This site and the adjacent Serpentine Road Reserve have a rock platform, well established trees, a good sandy beach and access to the water. Uses include sightseeing, fishing, kayak & dinghy landings. Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill This small parcel of land marks the entrance to eastern Hunters Hill and defines the historic character of Hunters Hill. The sale of the land will only see a redevelopment and a hardening of this zone visually. It doesn't say much about Council if this small parcel of land needs to be developed. Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill It is important to maintain these parcels of land, the long term benefits far outweigh the short term gains – which are minimal. Once the land is lost that's it.

**Respondent No:** 53**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 16:59:40 pm**Last Seen:** Oct 02, 2024 16:59:40 pm**IP Address:** n/a**Q1. Name**

Lucy Creagh

Q2. Email**Q3. Please provide your feedback**

Land is a finite and precious resource. As Sydney grows more dense, public space for movement and recreation will become more and more scarce. Any sale of public land must be scrutinised, and the community convinced that the sale would deliver equal or greater long-term community benefit. The paucity of information provided to the community on Council's program of sale of remnant land cannot possibly convince that these sales will deliver equal or greater long term benefit to the community. How can the community possibly support the "potential sale" of public land if information is not also provided on:

- The full extent of remnant lands, and the program (priority, timetable) for potential sales, so the relative merits of each potential sale can be understood from the beginning
- Why and how these particular four sites have been identified as surplus to community need, and why these four now
- Who, if any, are the potential buyers
- A proper cost-benefit analysis, calculating the value all sites present—or do not present—as existing or future public spaces for o pedestrian movement, safety and amenity; o public recreation and access to the harbour and associated health benefits
- Use of VASP (Value Assessment System for Place) or other urban design tools to articulate and fully quantify the value of these lands is needed
- Consultation with the Indigenous community on the Connecting to Country value of waterfront sites such as 16c Vernon Street.
- A full heritage assessment of the heritage value of the waterfront site at 16c Vernon Street.

Despite this lack of analysis, I think it can be reasonably anticipated that the lots at 16c Vernon Street and at the corner of Reiby Road and Church Street are NOT "surplus" nor "remnant" and have existing and/or future value to the community. Other Councils along the Parramatta River and around the Harbour are currently working hard to leverage their waterfront sites for the public benefit of all Sydney siders. A few projects worth mentioning here are Berry's Bay and the Parramatta to Sydney Foreshore Link, where local government is actively working with State Government to increase access to harbour and riverine foreshores and landscapes, stitching together and making continuous pieces of land to create foreshore projects of lasting importance. With a modicum of imagination, the value of this land to the community is obvious. Contrary to the information presented, 16c Vernon Street is accessible to the public and with relatively simple works could be even more so, providing access to the River and the small beaches there, and potentially a link to the Mornington Reserve. With a long-term vision, there is a great legacy project for this Council here, not a short-term budget fix. While Council sees dollars at the corner of Church and Reiby Street, I see a tree, welcome shade and land that provides extension and breathing space to the footpath at this busy intersection. It's difficult to see that this small parcel of land would be so valuable to the adjoining existing housing, so its earmarking for potential sale in this R3 zone must be connected to an idea that a future developer will want this to amalgamate with other lots. If and when housing density increases in this R3 zone and under the Housing Reforms, this small piece of public domain will be more important than ever. The current package of "potential sales" but particularly 16c Vernon Street and the triangle at the corner of Church and Reiby, indicate that Council places no value on these as existing or future public space. It indicates Council is quite unaware of current thinking on open space for movement and recreation.

**Respondent No:** 54**Login:** Anonymous**Email:** n/a**Responded At:** Oct 02, 2024 22:43:50 pm**Last Seen:** Oct 02, 2024 22:43:50 pm**IP Address:** n/a**Q1. Name**

Jane-Marie Whiston

Q2. Email**Q3. Please provide your feedback**

16C Vernon lot 31 is accessible to the public and as an unspoilt natural area on the Lane Cove River should be saved as public space. Such scarce public spaces with additional heritage value are important for biodiversity and should be retained in public hands for future generations. I would like to therefore object to the sale of remnant land at 16C Vernon lot 31.

**Respondent No:** 55**Login:** Anonymous**Email:** n/a**Responded At:** Oct 03,2024 08:47am**Last Seen:** Oct 03, 2024 08:47am**IP Address:** n/aQ1. **Name**

David Little

Q2. **Email**Q3. **Please provide your feedback**

The land in question should not be sold off to maintain council. The very idea that council cannot manage itself to a sustainable level and not have to sell assets is absurd. If the Liberals have to sell these assets to maintain council then something needs to be done about the way they (council) are managing. Good governance doesn't come from selling assets. It's bad policy!!!!

Name	Submissions summary	Comment response
Alister Sharp	<p>I oppose Council's proposal described in the Item 4.1, REMNANT LAND of Council Meeting 29 July 2024, and ask Council to :</p> <p>a) release the full list of (507) items of remnant land, and explain why these particular four items were chosen for attention, and</p> <p>b) give a commitment that the net return from any sale will not be used for operating expenses.</p> <p>General comments</p> <p>1. Council has stated that it holds 50 items of potentially redundant land, but has declined to release this list, and has not explained why it selected these four particular items for consideration.</p> <p>2. Council has not made a coherent case for selling any of these land holdings. 'Selling the family silver' to cover day-to-day expenses is generally recognised to be bad policy. Indeed, Council acknowledges this, stating at the top of p2 of Item 4.1 'Council's LTPP identifies the need for significant new and ongoing sustainable income ...'. Yet just two paragraphs below it states 'The income generated (from sales) can be used for operations or asset maintenance costs.'</p> <p>3. Council's Policy states (in clauses 3.1 and 3.1.10) that:</p> <p>'When identifying and determining whether land has potential for disposal the Council will have regards to ... Whether the cost to progress the disposal of the land is higher than the estimated value of the land'. So Council would, or should, have already estimated the net return on the sale of each item before proceeding with this consultation.</p> <p>To proceed without an estimate of net financial return is simply to waste everyone's effort, especially for such small items as '22-24 Gale Street- water front', and '16 Wybalena Road Lane').</p> <p>I can see possible merit in Council's proposal to dispose of 22-24 Gale Street- water front and 16 Wybalena Road Lane, but strongly oppose the disposal of 16C Vernon lot 31 and Church street Cnr</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained. Merit in disposing 22- 24 Gale Street.</p>
Beverley Bennett	<p>Particularly concerned about the land at 16C Vernon street, over 500sq m of waterfront land that belongs to the community and should be kept for the community.</p> <p>Inadequate community consultation of this proposal.</p> <p>immeasurable value to the community, this land should be retained.</p> <p>I would be grateful for the assessment information that has been used to draw the conclusions that this land is not accessible and that the cost to retain this site is prohibitively high. The details of how any planned disposal of land would occur and the financial benefit from the land disposals is also requested. I would also appreciate if this information could be shared with all rate payers before any further consideration of the transfer of ownership of this asset from the community into private hands.</p> <p>Particularly concerned about the sale of Lot 31 DP 1040602 16C Vernon Street.</p> <p>This particular location requires far more consideration prior to any decision to dispose of it and a full justification provided, given its historical importance, heritage significance and its social value to the community. Its positioning and access to the foreshore, with expansive views and potential for enjoyment by many, makes it essential to be retained.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Brigid Dowsett	<p>Clearly accessible to more than the adjacent neighbours and it is unfortunate and misleading for Council to suggest the opposite and deprive others of the opportunity to visit unique public space which should continue to be available to residents and visitors alike. This location must be protected and remain in public hands.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Clare Windon	<p>One of the major justifications for the Vernon St property being sold is that it is inaccessible to the public and only reachable by owners of the adjoining properties. Based on a recent site visit, it is quite clear this is inaccurate information.</p> <p>Key areas of concern:</p> <p>1. Why wasn't the community consulted on the parcels of land chosen?</p> <p>2. Why was this strategy of land disposal adopted in the first place?</p> <p>3. Has consideration been given to the long term implications for this "short term financial fix"?</p> <p>4. What is the justification for not deeming these plots to be feasible as passive recreational space?</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Coleen Tracey	<p>RE 16C Vernon Street Hunter Hill Lot 31 DP1040602</p> <p>On my daily walks I have walked around this area and along the land located on the Lane Cove River waterfront. I was not aware that this was only accessible by the adjoining owner. Disposing of the land is criminal and the public should be able to access remnant land especially foreshore land.</p> <p>RE Land between 22 & 24 Gale Street Woolwich Waterfront</p> <p>I live on Gale Street and I do not understand the reasoning behind Council's proposed disposal of this land as this is foreshore land.</p>	<p>The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
David Griffith	<p>Mr Griffith gives a detailed history of 16C Vernon Street and provides a survey and photos.</p> <p>Lot 16C Vernon Street is a significant parcel of land that cannot possibly be classed as "remnant".</p> <p>The best outcome for the community would be to redirect the Great North Walk down the unmade part of Serpentine so it can access the beach and either reclaim the right of way in front of 16A or build a short elevated walkway across the front on the water side and join the Serpentine/Lot C beaches to Mornington Reserve and onwards to rejoin the GNV.</p> <p>Sale of this lot is a most significant transaction and one that I strongly oppose.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Elizabeth Corbett	<p>These land parcels (and other land parcels which may be subject to the policy in future) are public land, and should be maintained for the benefit of the public. Such benefit could include the establishment of parks, local green space to provide much needed oxygenation and cooling to the area, and sound barriers to improve the amenity of the suburb.</p> <p>It is not in the interest of the people of Hunters Hill for these land parcels to be sold privately, for the benefit of property developers (including any developer connected to Council) or private individuals. Once they are sold, the land becomes irretrievably lost to the public and hence lost to the future generations of the suburb.</p> <p>I strongly urge the Council to take their responsibility seriously in maintaining the green spaces of the suburb and avoiding over development.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>

Hunters Hill Trust	<p>Particularly concerned for the sale Lot 31 DP 1040602 16C Vernon Street.</p> <p>Hunters Hill Trust takes the view the disposal of any Council land must be assessed on an individual case by case basis. On this occasion we find these four parcels of remnant land a rather 'odd grouping' given disparity in size.</p> <p>We can only assume Lot 31 may have building limitations given it's beneath the FBL and a current survey has seemingly not been provided to residents. The alternative of, selling to an adjoining neighbour, not only denies access by the public, it increases meterage for the purchaser thus continuing to increase their valuable waterfront landholding exponentially into the future.</p> <p>The ratepayers of Hunters Hill paid \$2,515,000 in 2005 for this land and it should be retained in Council's hands and made readily available for community use, preserved as an asset of future public benefit.</p> <p>An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve.</p> <p>We acknowledge this is a difficult site for maintenance by council staff, as is nearby 'Morningside Reserve'. Such areas, however, are becoming ever more popular with bushwalkers and the public at large as green space becomes more and more difficult to find. Providing a stairway, similar to Woolwich Baths would have been a good start. Public access to the waterfront is very limited in Sydney, and we urge Council, wherever possible, to make our waterfront remnant available to community and visitors</p> <p>The Trust believes the site has heritage significance.</p> <p>We feel the assessment didn't adequately identify whether the land is currently used or required for use in the future for community or public recreation purposes. We identify that the land is indeed accessible by the public and can form no view about being 'cost prohibitive' without details of how this might be measured. A new Survey of this area would have been helpful.</p>	<p>The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
James Windon	<p>My concerns are both substantive (in that the community still requires use of the land) and procedural (in that the required procedural elements have not been demonstrated by the council).</p> <p>Substantively, the parcels of land in question could provide material utility to the present and future community. They vary in size, location and usage but all currently, or with immaterial investment would, be of great value to the community. For example, in relation to the verson street property, part of what makes hunters hill special is its access to water - land with public foreshore access should be held tightly, and instead the small capital expenditure required to turn such properties into shared community spaces should be considered.</p> <p>Procedurally, the process to sell these parcels is legally problematic.</p> <p>* the process has not been transparent, in accordance with 1.2.2 of the policy. The alternative parcels of land considered have not been disclosed to the community.</p> <p>* insufficient evidence has been provided to support the findings under 3.1, including for example:</p> <ul style="list-style-type: none"> - 3.1.2- no evidence has been provided demonstrating how investment would be cost prohibitive - 3.1.3- stating that trees won't be unlawfully removed is not responsive to the required issue - 3.1.4 - stating that there are additional costs to maintain these parcels is not responsive to the required issue - 3.1.6 - stating the cultural or heritage value will be maintained false. Definitionally, selling land to a private party will erode community cultural rights protected by council ownership and the limitations on council's use - 3.1.8 - adjoining usage is irrelevant to the required issue. Site constraints aren't listed. <p>The current approach seems to take the view that unless the community can demonstrate that they need the land, it will be sold. This is not how the policy is designed to be implemented. Council must demonstrate that the land is surplus to the community.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Jo Harris	<p>I am disappointed that you see no further use for this land whereas the following uses and considerations would help maintain the charm of our unique suburb.</p> <ol style="list-style-type: none"> 1. Their use as nature reserves and habitats for native species, particularly bird life is important. 2. Vernon Street land could be used for recreation and access to the foreshore. (If, as council states Vernon Street land is cost prohibitive to become an active or passive recreational space then why not use volunteers to help do this – adults /school children?) 3. All parcels of land help complete the ambiance of what is unique in retaining the heritage environment and history of Hunters Hill Why destroy it? <p>The Burra Charter for Place of Significance states we are all guardians of the past, today and tomorrow so let's remember to honour this aim and conserve Hunters Hill and Woolwich in this meaningful way.</p>	
Liz Newton	<p>These are public lands which all add to the amenity of HH residents, even for a short spell or sit down on their walks, or in the case of Vernon St and Angelo place, to launch canoes/ kayaks.</p> <p>These are foreshore lands and need to be protected.</p> <p>Once gone, gone forever. I do not wish to see the over development of out historic leafy suburb.</p>	<p>This submission is not sustained.</p>
Noni Marceau	<p>It appears the council has complete disregard for environmental considerations, the need for green spaces for community and wildlife and future generations. I am disappointed to see the council appears solely focused on viewing this land for its monetary value and how it might be used to meet the current needs of council budget. We cannot keep taking from these nature corridors without ramifications.</p> <p>Hunters Hill is known for its green spaces, quiet, community focused neighbourhood and much will be lost if this proposal is to be granted.</p> <p>I am again vehemently opposed to this proposal.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>

Jim Sanderson	<p>Council must thoroughly assess the current, future and potential value to the community of Council land that it is proposed be disposed of. Although difficult to assess, if the value of the land to the community exceeds the nett proceeds from the sale, then clearly such a sale should not proceed. Very clearly, the Policy is highly deficient at clause 3.1.10 by only providing that regard be had to 'Whether the cost to progress the disposal of the land is higher than the estimated value of the land.' The value of the land to the community must be part of the assessment.</p> <p>Also highly deficient at clause 3.1.9 by only providing that regard be had to 'Whether disposal of the land would create an access issue for adjoining land holders'. Off main road access around the Municipality and access to our foreshores is an important part of the character of our Municipality and is important for all, not just adjoining land holders.</p> <p>Also disappointing that in inviting submissions, the information provided does not explain how any funds raised by the proposed land sales will be used.</p> <p>Proposed Sale of 16C Vernon Street, Hunters Hill - Lot 31 in DP 1040602:</p> <p>Lot 31 is accessible from the Serpentine Road Road Reserve as well as from the Lane Cove River.</p> <p>The site of the Mornington Wharf and all routes of access around Heritage item 1335 - Mornington - should be retained in public ownership.</p> <p>Lot 31 also includes sandstone outcrops that must be preserved.</p> <p>If the proposed sale is to progress any further, a Statement of Heritage Impact should be prepared, analysing the impact of the sale of Lot 31, and referred to Council's Heritage Advisor and the Conservation Advisory Panel for advice.</p> <p>The Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 remains in force and is highly applicable to 16C Vernon Street.</p> <p>The proposed Council disposal of Lot 31, where the most likely purchaser is the owner of Lot 32, which would effectively reverse the compulsory acquisition of Lot 31, with little likelihood of raising the equivalent of \$2,515,000 in 2024 dollars, effectively entrenching a massive capital loss to Council. Such an outcome could also lead to inappropriate development of this sensitive site, possibly imposed on Council by a decision of the Land and Environment Court.</p> <p>Proposed Sale in Church Street (Cnr Reiby Road), Hunters Hill:</p> <p>Triangular area of land is an important part of the streetscape as you enter the eastern end of Hunters Hill.</p> <p>Even in the highly unlikely event that the land is sold to the Owners Corporation of Strata Plan 14121, for the land to be utilised as part of the common property, it would be necessary at some expense to modify the heavy masonry boundary wall, which was obviously built in part to mitigate traffic noise. Modifications to this masonry wall would also adversely impact the on the already mentioned important street tree. The impact on the streetscape would be disastrous, if a rendered masonry wall were built in front of this beautiful tree's trunk.</p> <p>Proposed Sale of Land between 22 and 24 Gale Street, Woolwich:</p> <p>Before it is possible to make a complete response to this proposal, it needs to be confirmed that the boatshed, apparently on Council land is owned by Council. It also needs to be understood, whether the boatshed is occupied and if so whether the boatshed is being leased from Council.</p> <p>Proposed Sale of Land behind 10 to 16 Wybalena Road, Hunters Hill:</p> <p>It would seem that if the lane were sold, a number of property owners with a boundary common with the lane would wish to retain a right of way to use the lane, meaning the new owner(s) of the lane would not be able to include any part of the lane they had purchased within their boundary fence, suggesting there would be little incentive to purchase.</p>	
Marc Lane	<p>Council should prepare a spatial strategy before disposing of this land. Three of the four parcels do not appear to satisfy councils own disposal policy:</p> <p>16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 - A number of people have stated they cannot understand the lot in question on Vernon St given the lack of a map - there are 3 lots that are currently accessible from Vernon St near 16 - two to the west (one a path, one a triangle) and one to the right (a curved path to a public beach). While all should be retained, there is a procedural issue given the proposal cannot be understood by the public.</p> <p>Church Street (Cnr Reiby Road), Hunters Hill - the land is accessible from the end of Mornington Reserve and forms part of the continuous open space diagrammed the LSPS (Map 13).</p> <p>Land adjoining 12 Church Street, Hunters Hill - it's unclear why council would give up road reserve that could be required in the future (for example if the direction of Reiby Road was ever reversed, for sight lines)</p> <p>Between 22 and 24 Gale Street, Woolwich - waterfront - this is scenic foreshore land and should be retained. It is still accessible from the water and should be retained in the same way that Clarke Island is public space although only accessible by boat (from Woollahra).</p> <p>Land adjoining 14 and 16 Wybalena Road, Hunters Hill - this satisfies the policy as it is truly inaccessible.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Jay Ryves	<p>I have not been able to find clear maps or all of these lots - the council has an obligation to provide clear maps of the proposed lots along with this proposal to make this process simple for the community. In particular Vernon st the exact location is unclear.</p> <p>The community need to see the full list of council owned remnant lands before any decision regarding land sales should go ahead.</p> <p>The cost of ongoing maintenance should also be made clear.</p> <p>Regarding each location:</p> <p>16C Vernon Street - this area is of huge heritage and ecological significance. This amazing waterfront reserve should be protected at all costs - my kids call this place the 'secret park' it is of a bygone era with room to roam and explore away from the eyes of the grownups. It is also a significant part of our tree cover - if this land were to be sold it would no doubt lead to the removal of more precious trees in our neighbourhood. This land belongs to all of us - not the current council and should absolutely NOT be considered as a source of income for the short term balancing of the books.</p> <p>Church Street - adjoining 12 Church Street, Hunters Hill - again I am not fully clear on which piece of land this is. Please provide a map.</p> <p>Land between 22 and 24 Gale Street, Woolwich - waterfront - we need to preserve ALL waterfront access - these pockets are what makes our area special. I love visiting these locations and spending time at the time foreshore access points.</p> <p>Land adjoining 14 and 16 Wybalena Road, Hunters Hill - this one MAY warrant a sale but I would like to see all other council owned land to make sure this does not connect to another parcel - it looks like it is not publicly accessible but how can I be sure?</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.

Kristen Lock	<p>Communal/public land is valuable as we saw most acutely during the covid pandemic.</p> <p>Public health evidence is very strong in finding that individual and communities' social, mental and physical well-being are all enhanced in nature rich environments.</p> <p>Empty lands may seem pointless to some but they can be the rare green retreats and wildlife corridors that keep our local environment rich and healthy. The greenery, even the weeds, clean our air. I have seen local air quality monitoring showing the north peninsula side of Hunters Hill has lower pollution readings than other nearby locations. The distance from main roads and high ICE vehicles likely a factor along with the density of and extent of canopy and green spaces.</p> <p>Before considering land for selling off the local constituents need more and more easily accessible and clear, "plain English" information showing what kind of and where these lands are.</p> <p>I would humbly suggest a colour coded map with all our community's land highlighted and these particular parcels of land identified.</p> <p>Selling off our land is a major decision that will permanently affect our local community and those from outside our community who visit our beautiful environs. Transparency and information is not currently sufficient to either support or contest this proposal.</p> <p>When we feel uninformed we start to fill the void with hypotheses and suspicions that may or may not reflect the facts and context.</p> <p>Trust takes a long time to build but a second to destroy. Trust in governments and democratic representatives is at all time lows - a transparent, inclusive and trustworthy process would assure us all that decision making is responsible, not conflicted by other undue and/or external influence, and is evidence based, and has reasonable cost-benefit analysis that incorporates monetary and non monetary assets.</p> <p>Even if the outcome is not one a resident and voter agrees with - if they can respect the process then trust in the system can nevertheless be retained.</p> <p>As a former property developer, RN, public health researcher, business director, parent, and local resident - until sufficient information is made available to all residents, and highlighted to those within 250m of the subject lands (maybe further maybe closer) then for consideration of such a permanent change I would have to be conservative and at this point in time object to these lands being considered for sale..</p> <p>Some land items may be inconsequential - I simply cannot see the data to support that or not.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Amanda MacLean	<p>More information is required about the exact scope of these parcels of land (...map please!). The impact of public land sales will be felt for generations to come, so transparent information being released to the community is logical and paramount. Trust in the council to make decisions based with the best interest of our community will only come with complete transparency, and more community consultation. Right now we do not have the information required to have an informed opinion on this.</p>	Council is progressing and following its Policy for Disposal of Council Land. This submission is not sustained.
Sarah Campbell	<p>Complete transparency of process or selection of land, independent assessment of public value, as well as alternatives and the answer to the obvious question: "why now and why these lots" should be allowed ideally published in public to all rate payers as well as the local councillor relationships to any land owning partnership or relations council or its people may have. State and nation wide comparisons to what occurs in other areas should form part of an education and consultation process for the public on this issue.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Elizabeth Newton	<p>We cant simply sell off land that has been allocated and kept for us to enjoy and now to sell off. This just doesnt feel right. Shouldn't we find other ways to create an income if finances are needed? HH will never get this land back. Something so special about HH is that we have so much history in our suburb and green space. This is not replaceable.</p> <p>My apologies! I've now done my homework and found the document online showing what the property pieces is: I agree with rem 2, 3, and 4 being sold. Hopefully the neighbors will buy it and keep it beautiful.</p> <p>Rem 1 is 500sqm+ could that be sold for residential?</p>	Council is progressing and following its Policy for Disposal of Council Land. This submission is not sustained.
Alia Boyd	<p>I strongly oppose Hunter's Hill Council's proposal to classify the listed land as surplus and dispose of it. Green spaces contribute to the environmental sustainability of our area by supporting local biodiversity, and improving air quality. Once sold and developed, these lands are lost to the public forever. As a community, we have a responsibility to preserve and protect these open spaces for current and future generations. Selling off land may provide a short-term financial gain, but the long-term benefits of maintaining public green spaces far outweigh any immediate revenue.</p> <p>The loss of such spaces also risks degrading the community's unique appeal and reducing the quality of life for residents. I urge the council to reconsider this proposal and explore other avenues to meet budgetary needs that do not compromise the shared public assets that make our area special.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
AnnMichele OEDING	<p>Our land is NOT for sale ! We choose to have greenbelts & that is why we live here. Developers circling lining their own pockets & some councillors hobnobbing to 'improve' their own image is not what we want.</p> <p>Local government is not to be politised as is now happening in Hunters Hill.</p> <p>We are locals with our own priorities for a healthy, sustainable lifestyle that needs to be protected from scoundrels.</p>	This submission is not sustained.

Peter Corbett	<p>1. Unclear Future Community Needs While the report concludes that these lands are not currently required for operational use or community recreation, this assessment appears to focus solely on the present situation without sufficiently considering future community needs. Public land is a valuable and finite resource. What may seem surplus today could become crucial for future infrastructure, recreational spaces, or community development projects as the population and community needs evolve.</p> <p>2. Incomplete Financial Analysis The report suggests that a full independent valuation and feasibility analysis are necessary, but this analysis has yet to be completed. Moving forward with the sale without a clear understanding of the potential financial benefits or the costs involved—such as legal, administrative, or environmental considerations—could result in undervaluing these public assets. Additionally, alternative financial models, such as leasing the land, have not been explored. These models could generate long-term, sustainable revenue for the council while retaining ownership of valuable land.</p> <p>3. Missed Opportunities for Community Projects These land parcels could serve a broader range of community purposes, such as affordable housing, community gardens, or public recreational spaces. The council has not sufficiently explored these options.</p> <p>4. Environmental and Heritage Considerations The lands in question are subject to environmental regulations, including tree management and protection under the Local Environmental Plan (LEP). Selling these parcels may complicate future development due to these restrictions, reducing their attractiveness to potential buyers and thereby lessening the financial returns the council anticipates.</p> <p>5. Financial Risks and Long-Term Costs While the report highlights the costs associated with maintaining these lands, it fails to provide a comprehensive comparison between ongoing maintenance expenses and the potential long-term value of retaining the land. It also does not explore the possibility of using these lands for future council projects, which may provide greater financial or community benefits than an outright sale.</p> <p>6. Conflicts of Interest Given the potential for conflicts of interest within the decision-making process, it is critical that the sale of these lands be handled with utmost transparency and impartiality. Any perceived or actual conflicts of interest must be addressed to ensure that the public trust in the council's decision-making process is maintained.</p> <p>7. Lack of Thorough Public Consultation While public notice is mentioned, it is unclear whether sufficient time and effort have been dedicated to fully engage the community on this matter. Public consultation is vital in any decision involving public assets, and it should go beyond formal notice to include genuine dialogue with the residents most affected by the sale.</p> <p>8. Alternative Revenue Generation Models Rather than pursuing an outright sale, the council should explore alternative revenue-generation models, such as leasing the land for commercial or community use.</p>	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Linda Nathaniel	Are the 4 proposed pieces of public land are going to be developed, sold for commercial development in Hunters Hill? What are these plots of land going to be used for? Public land should be used for the public. Can be we provided with more information?	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Julia Ramsay Gardoll	It is shocking to see these plans to sell small parcels of land. Please save them for the future generations of Woolwich and Hunters Hill. They are part of the history of this suburb. They are for everybody.	This submission is not sustained.
Louise Wong	One of these plots of land to be sold is public waterfront and is accessible to everyone. Another is alongside the Great North Walk and Morningside Reserve. These are public green spaces we should be protecting so the locals can enjoy. Going for walks in the neighbourhood is such a common activity for us locals and we would like to keep having these beautiful areas along our walks.	This submission is not sustained.
Bernadette Scarfe	I moved to hunters hill over a decade ago. The access to the amazing green spaces and waterfront locations is what has made me endlessly in love with hunters hill. I think it would be an absolute shame to take away spaces that everyone can enjoy in this amazingly beautiful suburb.	This submission is not sustained.
Yunzhi Liu	Please keep these lots to public.	This submission is not sustained.
Noni Brown	I am opposed to the disposal of these parcels of land. The sale of these parcels of land reduces the council's options to provide public amenities in the future. The time and cost of undertaking these land sales (not least "a full independent valuation and feasibility analysis exercise") would make any net revenue insignificant.	This is the beginning, first stage of the process. This submission is not sustained.
Tim Ross	I wholeheartedly reject the concept of selling off public land/ space for short term gain. Once sold they will never be regained. Our public space, our heritage and our natural environment should never be for sale.	This submission is not sustained.
Jill Stephenson	IT is absolutely wrong to sell off public parcels of land that belong to all of us, most particularly when they are along the waterfront and can used by all residents. Any suggestion that "cost is prohibitive" to maintain a natural bush area is ridiculous and 16C Vernon Street should be left for future generations to use and enjoy. Jill Stephenson Woolwich	This submission is not sustained.
Lisa Bettman	Please do not dispose of public land areas.... The following locations add to our incredible peninsula and to the community. 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill Land between 22 and 24 Gale Street, Woolwich - waterfront Land adjoining 14 and 16 Wybalena Road, Hunters Hill It would be very disappointing if these spaces are no longer accessible to the public.	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Caroline Gallagher	I've recently been notified by local residents of the Council's intention to sell public land. It seems that there is a piece of public land being targeted for sale in the near future in Vernon Street which is met with a lot of concern including myself as it is part of the great north walk and has lots of beautiful trees and bush. Even though I can "have my say": I know very little about your proposed resolution. I feel as a tax paying resident who cares deeply for my community, that these proposals when publicly notified should including the reasons for sale and future plans for the lots. In particular, I would like to be able to see a Business Plan for this: I would like to know why these lands are tagged to be sold. I would like to know to who the target market is and what the use of that land will be (still for public use, residential, commercial etc). Furthermore, I would like to see if Council has done a 'pros and cons' to these types of sales - where the right questions asked? was research done for alternatives or impact on the community? what are other councils doing? how was this all assessed? Quite a bit of spending on big projects has been done on our lands already, I am aware. But hopefully we have not 'over done' it and now find ourselves in a bad financial position. Green spaces can matter and they really do in Hunters Hill. Respecting this by being transparent is what I'm asking for. It might make the process longer, it could alter the course but it is definitely fairer and inclusive. In short, I'm against it due to lack of information.	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.

Pru Brewer	I am opposed to the HH. Lincoln disposing of the four area of land that the council proposes. I see no evidence of any individual assessment of four said lots of land.	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. This submission is not sustained.
Ingrid Pyne	I would like more information as to how - and why - HH Council has deemed this land to be surplus to the needs of the council and community, as well as further details about its planned sale and valuation processes. Public access to the foreshore is critical - and should be retained in all but exceptional circumstances. The Council needs to be transparent about its commercial decisions.	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Seong Choong	We think it is very shortsighted of the council to sell prime land especially water front property to raise funds. These open spaces should be left to the residents to enjoy. DO NOT FORGET, once it's gone, it's GONG!!	This is the beginning, first stage of the process. This submission is not sustained.
john mccarty	PUBLIC LAND not private! Short term gain for LONG term loss Brain dead management of a vital RARE resource	This submission is not sustained.
Elizabeth Krassoi	Thanks for providing the community with the opportunity to offer feedback. Regarding the corner of Reiby Road and Church st, I believe that an aerial view will show the current angle is in keeping with the sweeping entryway to the western side of the overpass. The corner is a busy pedestrian intersection with large buses turning from Burns Bay rd. It is also currently being addressed for safety by TfNSW. I believe that any narrowing of the corner would potentially create an even tighter pedestrian hazard. Lastly the potential removal of another large canopy tree would surely make the environmental cost too high. Consideration of all and any parcel ought be done in the context of all Council managed remnant lands for Council to be able to make genuinely informed decisions.	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process.
Anne McCarty	What on earth would selling that land achieve? Whose bird brain idea was it?	This submission is not sustained.
Kathryn Maas	I am appalled by the clear lack of communication in attempting to sell/dump pieces of council land for financial gain—you are actively working against your own policy slate! How can we keep the character/nature of our suburb when you sell pieces of land which will no doubt be filled by high-value apartments or buildings we don't need?	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Lucy	I object to the council selling of public spaces, they are for the community to share.	
Nathan McLay	It has come to light that there are significant details missing from the public exhibition of these proposed remnant land sales. The information as shared by David Griffiths regarding the Vernon Street land should be included in an updated exhibition to the community with additional timeframe from public consultation and feedback. I strongly oppose the notion that 16C Vernon Street and Church Street (Cnr Reiby Road) are surplus to the current or future needs of the local community. They should not be disposed of. Furthermore, the other "less than 50" (as announced in the last council meeting) potential lots for consideration of sale also need to be made public. It is not transparent nor ethical to have the details of these lots be discussed "confidentially" with the councillors. It is community land!	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Michelle King	I am opposed to the resolution stating that the four parcels of land are surplus to the current or future needs of the Council and local community. My reasoning is as follows: - inadequate information has been provided about the Council's current land holdings, their value or use. - lack of community engagement - I do not believe this proposal has received sufficient reach amongst the community and no explanation has been provided why these four properties have been chosen - I disagree with a resolution that includes all four properties in the single decision. Each parcel of land has unique characteristics and should be considered individually. While it is possible that residents may support the disposal of one lot, there is no option besides all or nothing. - I would like further information on the timeline for disposal and what the council intends to do if it sells of the land. Will this happen this financial year? Will it go to a developer? I disagree with the Council making short term decisions about parcels of land to manage its budget. In its current form this proposal appears to be an attempt by council to make a quick dollar by disposing of multiple parcels of land quietly. Further information about each lot, its intended sale price, and a remaining look at the council's property portfolio would be the bare minimum residents should expect before supporting this public notice. Once the land is sold, it is highly unlikely we will get these public spaces back.	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Robert Allan	The land in question might be "surplus to the current or future needs of the Council", only Council can make that assessment, BUT it is presumptuous of Council to assume that the land is also surplus to the current or future needs of the local community. This matter should have been taken to a referendum at the recent Local Government elections and the plan must be abandoned in the absence of majority community support.	This submission is not sustained.
Minerva McKeil-Wright	The Trust takes the view that the disposal of any Council land must be assessed on an individual basis and there has been no explanation as to why these particular four parcels of land are being grouped together, given the disparity in size of 14sqm at 22-24 Gale Street and 527sqm at 16C Vernon Street. The Trust is particularly concerned about the sale of 16C Vernon Street located on the Lane Cove River waterfront, which Council's 29th July 2024 Report (Remnant Land Item 4.1 Clause 3.1.1.) incorrectly describes as "accessible only by the adjoining owner". An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve. When assessing whether the land is currently used or required for use in the future for community or public recreation purposes, Council's Report states 'The land is deemed to be cost prohibitive to become an active or passive recreational space' (Item 4.1 Clause 3.1.2). We would ask, how has this been assessed and are costings on this assessment publicly available? Hunters Hill Trust believes the potential disposal of land at 16C Vernon Street to be short-sighted and strongly advocates to keep remnant land, especially foreshore land, in public hands so that future generations of Australians can continue to have access to enjoy and explore their natural history and inheritance.	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Donald & Jennifer Bonnitca	This proposal should not go ahead without detailed and explicit justification for the disposal of each individual parcel of land. The proposal is only a back-handed tool to try to create the impression that the Council operates at a surplus under the current administration. Not one piece of land should be subject to disposal to satisfy such a goal. In particular the parcel of land that is 16C Vernon St is not inaccessible as claimed and certainly not of use to the neighbouring property only. The disposal of public land should not be aided and abetted by the publication of false information.	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.

Luke Baker	<p>I write to express my dismay and frustration with this proposal.</p> <p>The HHC is actively assisting developers destroy the Hunters Hill precinct.</p> <p>It is a blatant money grab which does nothing to improve the amenity and environment.</p> <p>I hope the residents are given an opportunity to present their views in person to the councillors.</p> <p>Please cease this egregious abrogation of your responsibilities.</p>	This submission is not sustained.
veloskey	<p>I note with alarm that Council is proposing the sale of 4 blocks of public land and would like to know how Council came to this decision. Is it possible to view when/where/how this assessment was made? Do Council realise how many residents who are not waterfront dwellers, love being able to access the river banks? I have been down to Serpentine Road Reserve and I know I was able to access the Vernon St land easily. The access is not only via the house next door.</p> <p>What are the prohibitive costs involved in keeping the land?</p> <p>Of what benefit is it to sell the land?</p> <p>Also, the little block between 14 and 16 Wybalena is a green delight, why can't we keep it?</p> <p>I don't understand, nor any of my fellow residents, why this is being done. We do not want to lose any of this land as we will never get it back. Please dont sell it!!!!!!</p>	This submission is not sustained.
Idylle Tayong	<p>These lands are perfect the way they are. One of the things that makes Hunters Hill / Woolwich what they are are the beautiful grounds/land and public access to them allows families and individuals to take in the beautiful place. Selling for development is not the answer. We need more grounds like these not for them to be sold and the uniqueness of the area be taken away. Leave these grounds/land the way they are please!</p>	This submission is not sustained.
Chris Mutton	<p>Of the four parcels, I have greatest concern regarding the Vernon Street and Church Street parcels.</p> <p>--- 16C Vernon Street, Hunters Hill - Lot 31 DP 1040602 ---</p> <p>This land is surrounded by the Lane Cove River to the north, a private dwelling to the west (16A Vernon St, Lot 2 DP 607282), a landscaped area of open private land to the south (16B Vernon St, Lot 32 DP 1040602), and the Serpentine Road Reserve to the east. It is also just 16 metres from Council's C2 zoned Vernon St Reserve at the end of Serpentine Road (Lot 886 DP 752035).</p> <p>Consequently it is accessible by the public from both the river and the Road Reserve. The boundary between the Road Reserve and lot 16C is completely unimpeded. Whilst access from Vernon St is at present not easy for all ages, it is nevertheless available and can be improved at only moderate cost to provide foreshore access for current and future generations. This is in contrast to the report to the 29 July Council meeting that "The land is accessible only by the adjoining owner".</p> <p>In relation to the Policy for Disposal of Council Land, it is understandable that Council has no operational use intended for this land at present (clause 3.1.1), however its value to the community for public recreation (clause 3.1.2) is significant. This site and the adjacent Serpentine Road Reserve have a rock platform, well established trees, a good sandy beach and access to the water. Uses include sightseeing, fishing, kayak & dinghy landings.</p> <p>--- Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill ---</p> <p>This small parcel of land marks the entrance to eastern Hunters Hill, leaving an extremely busy motorway and an active community shopping precinct. This entrance is very significant in helping to define the historic and peaceful character of Hunters Hill.</p> <p>The tree that stands on the land while not yet classified as such is significant. It softens the hard wall and buildings behind, and together with trees on the other side of the Church St entrance are key to achieving a pleasant introduction to that part of Hunters Hill.</p> <p>Any purchaser of the land could have no other motivation than to change the footprint of the adjacent Strata property with a view to redevelopment, and without doubt seeking to remove the tree. If that were not their intent, they would have no motivation to purchase this small parcel. The resilience of Council processes to prevent such tree removal has not been demonstrated in the past.</p> <p>--- Land between 22 and 24 Gale Street, Woolwich - waterfront ---</p> <p>--- Land adjoining 14 and 16 Wybalena Road, Hunters Hill ---</p> <p>As a resident of Henley, I do not have sufficient understanding of local perspectives to make the case against these two sales, but I do offer principles favouring retention of public lands.</p> <p>As a general principal, I am opposed to disposal of publicly owned land unless there are compelling reasons. Here is why...</p> <ul style="list-style-type: none"> -- public lands are of great environmental & cultural value to communities -- public lands provide diverse opportunities for active & passive recreation -- public lands provide open spaces reducing the intensity of residential occupation -- lands once lost to the public can rarely be regained -- disposal of lands can only balance budgets in the short term, as there is a limited supply -- future generations have a right to enjoy what current generations might dismiss. 	<p>The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process.</p> <p>This submission is not sustained.</p>
Alyson Windon	<p>Like the The Hunters Hill Trust I take the view that the disposal of any Council land must be assessed on an individual basis and there has been no explanation as to why these particular four parcels of land are being grouped together, given the disparity in size of 14sqm at 22-24 Gale Street and 527sqm at 16C Vernon Street.</p> <p>I am particularly concerned about the sale of 16C Vernon Street located on the Lane Cove River waterfront, which Council's 29th July 2024 Report (Remnant Land Item 4.1 Clause 3.1.1.) incorrectly describes as "accessible only by the adjoining owner". An on-site visit clearly demonstrates this tract of land between neighboring property and Serpentine Road Reserve is accessible via Serpentine Rd Road Reserve.</p> <p>Like Hunters Hill Trust I believe the potential disposal of land at 16C Vernon Street to be short-sighted and strongly advocates to keep remnant land, especially foreshore land, in public hands so that future generations of Australians can continue to have access to enjoy and explore their natural history and inheritance.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>

Lisa McLean	<p>I am writing to express my deep concern about the economic management of Hunters Hill Council and the fact it is being built around a fire sale of assets. I am requesting the details of the land sale strategy be made public and a consultative process established for genuine and much needed feedback from the community.</p> <p>An economic management issue:</p> <p>It appears over the past four years the only option for this Council's economic viability is to sell off land by developing a secret list of 50 land sites for sale - the first four of which are now being rushed through. This is not acceptable and demonstrates a failure in Council's economic management. With a near \$2Million deficit - where is Council's plan for ongoing financial viability? What are the alternatives to land sales? Why has the list of 50 land sites not been shared with Councillors and made public for feedback?</p> <p>Lack of transparency and engagement:</p> <p>That the public have not been engaged and informed in a transparent and open way about the details of the land sale plan and why Council is prioritising land sales as a key means to rectify its deficit and achieve economic viability. Best practice local government management is about consultative and participatory governance. That means the community and stakeholders are constantly consulted and their feedback is taken on board. Key decision making issues are put to the community for their feedback. Current approaches by Council have diminished the ability of the community to have its say with no processes for concerns and ideas to be incorporated.</p> <p>World heritage values eroded:</p> <p>Hunters Hill is the site of the world's first green bans, it holds primary views of the UNESCO world heritage Cockatoo Island and unrivaled built and natural heritage and waterways with foreshore access. These attributes of Hunter's Hill are not up for sale. They have been preserved and enhanced for future generations over one and a half centuries. Best practice approaches by Councils are resulting in more protections for valuable assets for future generations not quick fixes by depleting assets. These assets can also generate revenue with better governance and management.</p> <p>I would like the following details and answers to be provided to me and made public:</p> <p>The full list of 50 land sites earmarked for sale</p> <p>Rationale for the selection of the 50 sites</p> <p>Rationale for the selection of the first four Council has earmarked for sale</p> <p>Consultation and engagement plan demonstrating fair and reasonable consultation with Councillors and the community</p> <p>Valuation process - how have the sites been valued? Has their natural capital values been included?</p> <p>Provisions for sale - what are the provisions for the sale of this land? How has access to foreshore/ parks, riparian/ biodiversity corridors, tree canopies, impact of canopy cover for heat island cooling etc - been secured in sale provisions.</p> <p>Benefits demonstrated from selling the land beyond the short term financial gain of the sale</p> <p>Has a cost benefit analysis been undertaken on the value of these sites to future generations?</p> <p>What revenue generating options have been investigated by Council to replace the land sale policy?</p>	<p>The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
alastair walton	<p>I am writing to state that the Council needs to be up front on its plan to sell off any assets as a strategic approach - not just piecemeal as it is with this latest proposal covering a handful of lots. before proceeding there needs to be a full disclosure of every lot being considered for disposal and what the community will get in return for this disposal. The sale of public assets needs to have those received funds being directly linked to acquiring or building new public assets, or to renovate or modernise existing public assets. Such funds should not be used for covering operations costs. Because that would demonstrate the Council is operating beyond its means and what does Council propose to do when there is nothing left to flog off? The community needs a better approach than this small and ambiguous action that has not been linked to any big picture. Consequently it must be opposed until that bigger picture has been drafted and consulted with the community. The disposal of assets may be a best approach - however that needs to be linked to a appropriate strategy and the funds strictly linked to further capital works and not for operational costs. Thanks.</p>	<p>Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>
Phil Jenkyn	<p>I strongly oppose Hunters Hill Council passing a resolution that the following land is surplus to current and future needs of the Council and the local community and has potential for disposal.</p> <p>1.16C Vernon Street, Hunters Hill - lot 31 DP 1040602</p> <p>I inspected the site on 19 Sept. I walked down the street reserve from Vernon Street to the obelisk and then entered land 16C and walked down to the beach and boatshed. I took 16 photos including of the beach and into the open boatshed. I took two videos, one of 2:35 and the next of 1:55 of the walk from the beach up to Vernon Street. I wish to include the photos and videos as part of this submission. It is a magnificent area of public land containing two beaches, a boatshed leased by the Council from the 'Water Board', stone walls and steps on part of the land, wonderful views of the Lane Cove River, significant bushland and a right of way across adjoining land to Morningson Reserve.</p> <p>A mere statement of the above makes it clear that this must remain as public land and the Council must be proactive in ensuring that it is properly protected and maintained, including the connection with Morningson Reserve.</p> <p>2.Church Street (cnr Reiby Road), Hunters Hill – adjoining 12 Church Street</p> <p>I inspected this site on 2 October, however I know it well. It is a piece of land containing a prominent tree at the top of Reiby Road at the entrance from the expressway to the eastern portion of Hunters Hill. Together with the trees on the other side of Church Street, it emphasises the significance of our tree covered environment which is so important to the heritage of Hunters Hill.</p> <p>Again, as above with 16C Vernon Street, it is obvious that this parcel of public land is significant and must remain in public hands.</p> <p>3.Land between 22 and 24 Gale Street, Woolwich – waterfront</p> <p>I endeavoured to view this on 2 October, but it can't be seen from the road. It is also not clear from the photo produced for this consultation. On Google Maps it could be a boatshed that is shown. Is it a Council boatshed? Further information is needed for proper consultation, and until that is done I would oppose this being listed as surplus land.</p> <p>4.Land adjoining 14 and 16 Wybalena Road, Hunters Hill</p> <p>I also tried to inspect this land on 2 October, but it can't be viewed from Wybalena Road. It in fact is a public pathway from Glenview Crescent and on walking down it this morning there are four gates from four houses along the route. Clearly, the public interest is that this public pathway should remain. This is not surplus land.</p> <p>After considering the above, the question must be asked – how could it be that the above four parcels of public land are even being considered to be surplus when clearly they are not?</p>	<p>The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.</p>

Sophie Hunt	<p>I am very concerned about the proposal for disposal of council land and deciding on a bunch of four lots in one proposal.</p> <p>The concept first and foremost of capital recycling to fund investment is one thing - but it seems that any funds can just be used to cover a shortfall in regular ongoing budgetary requirements. "The income generated can be used for operations or asset maintenance costs."</p> <p>Developing a policy like this should be done comprehensively, openly and transparently, not via earmarking a bundle of four lots about which we have insufficient information. There seems to be little opportunity to publicly consider the merits of each, particularly when we are about to commence a new term of council.</p> <p>For example, 16c Vernon Street is listed as inaccessible to the public, which apparently is not the case in fact. It has beach and substantial bushy undergrowth, fabulous for our wildlife, providing much-needed tree cover and green space. It is these skerricks of green space that form an essential part of the incredible character of Hunters Hill, and allows our suburb to "breathe".</p> <p>The lot on Church Street similarly houses a great big street tree.</p> <p>We already know Hunters Hill tree canopy cover has fallen below the target percentage - so the idea of selling tree-covered parcels of land seems nonsensical.</p> <p>The report provided within the council minutes is entirely insufficient for making a proper cost benefit analysis - selling off the family silver piecemeal without a comprehensive understanding of all the remnant land parcels that council own, especially to fund recurrent expenditure, is unacceptable.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Maureen Flowers	<p>Public land must only be sold as a last resort once all other options have been exhausted. The community needs green spaces, however small, to allow for vegetation and trees to grow in a variety of locations which adds to the overall health of plant, insect and bird life and ultimately contributes to the physical and mental wellbeing of residents.</p> <p>Hunters Hill Council Land Register prepared in September 2022 does not appear to be complete. Before any more of this so-called 'Remnant Land' is proposed for sale, this document must be updated fully and made available to the community.</p> <p>Under the current Proposal, Council has not explained why these 4 widely different parcels of public land are being grouped together, given the disparity in sizes.</p> <p>The most concerning of the items listed for disposal is the parcel of land at 16C Vernon Street. It has been incorrectly described as being 'accessible only by the adjoining owner' when it is clearly accessible via Serpentine Rd Road Reserve and in addition, the statement by Council that 'The land is deemed to be cost prohibitive to become an active or passive recreational space' cannot be verified, as neither the method of assessment nor the costings have been made available to the community.</p> <p>Council have a duty of care to its residents, which includes keeping public land in public hands and, in the above case, this parcel of land is far from 'surplus'. It is a vital piece of foreshore to retain for the community and must be preserved for future generations.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Neill Whiston	<p>I would like to object to the sale of remnant land at 16C Vernon lot 31 for the following reasons.</p> <ul style="list-style-type: none"> •This is a rare unspoilt natural area on the Lane Cove River with public access. •The site and its surroundings land has heritage value. •The Council should not be reducing public access to rare stretches of foreshore land. 	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Sue McLay	<p>The proposed disposal of Council land is shortsighted, undesirable and unacceptable. These parcels of land provide tree canopies, create habitats for birds and animals, recreation for residents and visitors to the area and enhance the beauty of the environment. They have been assets for past generations and should be maintained for future generations to enjoy. They belong to the community and add to the health and wellbeing of all residents, not only the few who may benefit from such sale. It would be a great loss to the community that can never be regained. Ours is a unique "Garden" Municipality and we need to do everything to retain its heritage and natural beauty and not allow financial gain to come before the numerous benefits of retaining this land into the future.</p>	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Kenneth Woo	<p>I am writing with regard to the land Lot C DP 369912 described as "Remnant 4, 16 Wybalena Road, Hunters Hill", hereafter called "the Laneway".</p> <p>MULTIPLE ADJOINING PROPERTIES</p> <p>The Laneway adjoins several properties. On the right side are properties on Wybalena Road, including 10, 12, 14 and 16, which each have access to the Laneway. The left side of the Laneway adjoins the entire right side and most of the rear of the property at 1 Glenview Crescent. (If anything, it could be more aptly be described as the laneway at 1 Glenview Crescent.) The report seems to proceed on the basis that there is only a single adjoining property. There are in fact multiple properties with access. Have multiple adjoining properties been considered?</p> <p>NOT ONE ADJOINING LANDHOLDER</p> <p>Purchaser – the report suggests that the logical interested purchaser of the Laneway would likely be the single adjoining owner. On this basis the report seems to suggest that this adjoining owner would, by purchasing the Laneway, continue to have access to it. However, as there are multiple adjoining owners for the Laneway, any adjoining owner could be an interested purchaser.</p> <p>Has the matter of multiple adjoining landowners been fully considered? How would adjoining owners who do not purchase the Laneway retain their right of access?</p> <p>CONTINUING RIGHT OF ACCESS</p> <p>Specifically, as adjoining landholders (and indeed the public) currently have access to the laneway, they do not require a formally registered legal right of access to the Laneway.</p> <p>If the Laneway is sold to a private party, would adjoining landholders each be granted rights of access prior to the sale, and on what terms?</p> <p>Exactly how would multiple adjoining landholders affect the proposed sale?</p> <p>RIGHTS OF PURCHASER</p> <p>Would the purchaser have the right to use the Laneway for a use that adversely affects the value of adjoining properties?</p> <p>For example, could the purchaser deny access to adjoining landholders? Or could the purchaser allow an adjoining landowner to place noisy equipment in the Laneway?</p> <p>MAINTENANCE</p> <p>The Laneway has a pole with a light that turns on at night. Will this lighting continue after the Laneway is sold or will the purchaser be permitted to turn it off?</p> <p>POOR MAINTENANCE RESTRICTING ACCESS</p> <p>If the purchaser fails to properly maintain the Laneway, what recourse would adjoining landholders have to ensure that proper maintenance is undertaken, so that their right of access is not unduly frustrated?</p> <p>Would HHMC indemnify adjoining landowners that their rights of access will not be fettered by the sale of the laneway? The response will clarify the extent to which reliance can be taken from the proposal as legally binding, or merely non-recourse vendor representations.</p> <p>COMMERCIAL RATIONALE</p> <p>I can see why the Council wishes to sell the land, as it lowers maintenance costs for what may be considered limited community benefit. However, if the purchaser must provide access to multiple adjoining properties and meet the burdens of maintenance and occupier's liability, I simply do not see why an adjoining landholder would buy the Laneway.</p> <p>For this reason, I am specifically seeking legally binding assurance in writing that rights of access will be granted and that the land will continue to be used as a Laneway and for no other purpose.</p> <p>LEGAL ADVICE</p> <p>Has the Council obtained legal advice as to legal action that may result if the proposal proceeds in an unlawful manner?</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.

Paul Lock	<p>16C Vernon Street, Hunters Hill - Lot 31 DP 1040602</p> <p>This land is easily accessible by from both the road and river. It is a too valuable to lose and can be improved at only moderate cost to provide foreshore access for current and future generations. This is in contrast to the Council reports that this land is accessible only by the adjoining owner".</p> <p>This site and the adjacent Serpentine Road Reserve have a rock platform, well established trees, a good sandy beach and access to the water. Uses include sightseeing, fishing, kayak & dinghy landings.</p> <p>Church Street (Cnr Reiby Road), Hunters Hill – adjoining 12 Church Street, Hunters Hill</p> <p>This small parcel of land marks the entrance to eastern Hunters Hill and defines the historic character of Hunters Hill.</p> <p>The sale of the land will only see a redevelopment and a hardening of this zone visually. It doesn't say much about Council if this small parcel of land needs to be developed.</p> <p>Land between 22 and 24 Gale Street, Woolwich - waterfront</p> <p>Land adjoining 14 and 16 Wybalena Road, Hunters Hill</p> <p>It is important to maintain these parcels of land, the long term benefits far outweigh the short term gains – which are minimal.</p> <p>Once the land is lost that's it.</p>	Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Lucy Creagh	<p>Land is a finite and precious resource. As Sydney grows more dense, public space for movement and recreation will become more and more scarce. Any sale of public land must be scrutinised, and the community convinced that the sale would deliver equal or greater long-term community benefit.</p> <p>The paucity of information provided to the community on Council's program of sale of remnant land cannot possibly convince that these sales will deliver equal or greater long term benefit to the community.</p> <p>How can the community possibly support the "potential sale" of public land if information is not also provided on:</p> <ul style="list-style-type: none"> •The full extent of remnant lands, and the program (priority, timetable) for potential sales, so the relative merits of each potential sale can be understood from the beginning •Why and how these particular four sites have been identified as surplus to community need, and why these four now •Who, if any, are the potential buyers •A proper cost-benefit analysis, calculating the value all sites present—or do not present—as existing or future public spaces for opedestrian movement, safety and amenity; opublic recreation and access to the harbour and associated health benefits <p>Use of VASP (Value Assessment System for Place) or other urban design tools to articulate and fully quantify the value of these lands is needed</p> <ul style="list-style-type: none"> •Consultation with the Indigenous community on the Connecting to Country value of waterfront sites such as 16c Vernon Street. •A full heritage assessment of the heritage value of the waterfront site at 16c Vernon Street. <p>Despite this lack of analysis, I think it can be reasonably anticipated that the lots at 16c Vernon Street and at the corner of Reiby Road and Church Street are NOT "surplus" nor "remnant" and have existing and/or future value to the community.</p> <p>Other Councils along the Parramatta River and around the Harbour are currently working hard to leverage their waterfront sites for the public benefit of all Sydney siders. A few projects worth mentioning here are Berry's Bay and the Parramatta to Sydney Foreshore Link, where local government is actively working with State Government to increase access to harbour and riverine foreshores and landscapes, stitching together and making continuous pieces of land to create foreshore projects of lasting importance.</p> <p>With a modicum of imagination, the value of this land to the community is obvious. Contrary to the information presented, 16c Vernon Street is accessible to the public and with relatively simple works could be even more so, providing access to the River and the small beaches there, and potentially a link to the Morningside Reserve. With a long-term vision, there is a great legacy project for this Council here, not a short-term budget fix.</p> <p>While Council sees dollars at the corner of Church and Reiby Street, I see a tree, welcome shade and land that provides extension and breathing space to the footpath at this busy intersection. It's difficult to see that this small parcel of land would be so valuable to the adjoining existing housing, so its earmarking for potential sale in this R3 zone must be connected to an idea that a future developer will want this to amalgamate with other lots. If and when housing density increases in this R3 zone and under the Housing Reforms, this small piece of public domain will be more important than ever.</p> <p>The current package of "potential sales" but particularly 16c Vernon Street and the triangle at the corner of Church and Reiby, indicate that Council places no value on these as existing or future public space. It indicates Council is quite unaware of current thinking on open space for movement and recreation.</p>	The reasoning for this proposal was discussed in the report considered at the Ordinary Council Meeting of 29 July 2024. Council is progressing and following its Policy for Disposal of Council Land and this is part of the consultation process, which is the beginning, first stage of the process. This submission is not sustained.
Jane-Marie Whiston	<p>16C Vernon lot 31is accessible to the public and as an unspoilt natural area on the Lane Cove River should be saved as public space.</p> <p>Such scarce public spaces with additional heritage value are important for biodiversity and should be retained in public hands for future generations.</p> <p>I would like to therefore object to the sale of remnant land at 16C Vernon lot 31.</p>	This submission is not sustained.
David Little	<p>The land in question should not be sold off to maintain council. The very idea that council cannot manage itself to a sustainable level and not have to sell assets is absurd. If the Liberals have to sell these assets to maintain council then something needs to be done about the way they (council) are managing. Good governance doesn't come from selling assets. It's bad policy!!!!</p>	This submission is not sustained.

ITEM NO	: 4.2
SUBJECT	: HUNTER'S HILL COUNCIL ANNUAL REPORT 2023-24
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	: MITCHELL MURPHY

Ref:736750

PURPOSE

To seek Council's endorsement of the Hunter's Hill Council Annual Report 2023-24.

RECOMMENDATION

1. That the report be received and noted.
2. That Council endorse the Hunter's Hill Council Annual Report 2023-24.
3. That a copy of the Annual Report be posted on Council's website and provided to the Minister for Local Government and any other persons or bodies as required by legislation.

BACKGROUND

The Annual Report focuses on Council's implementation of the Delivery Program and Operational Plan as these are the plans that are wholly Council's responsibility.

The Annual Report also includes information that is prescribed by the Local Government (General) Regulation. This information has been included in the Regulation because the Government believes that it is important for community members to know about it – to help their understanding of how Council has been performing both as a business entity and a community leader.

REPORT

Council must prepare the Annual Report within five (5) months of the end of the financial year.

The report outlines Council's achievements in implementing the Delivery Program through the 2023-24 Operational Plan, and report on the effectiveness of the principal activities undertaken to achieve the objectives.

The Annual Report contains Council's audited financial statements prepared in accordance with the Code of Accounting Practice and Financial Reporting.

CONCLUSION

A copy of the Annual Report must be posted on Council's website and provided to the Minister for Local Government and any other persons or bodies as required by legislation. The report

may be provided to the Minister by notifying the OLG of the appropriate URL link to access the report on Council's website.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

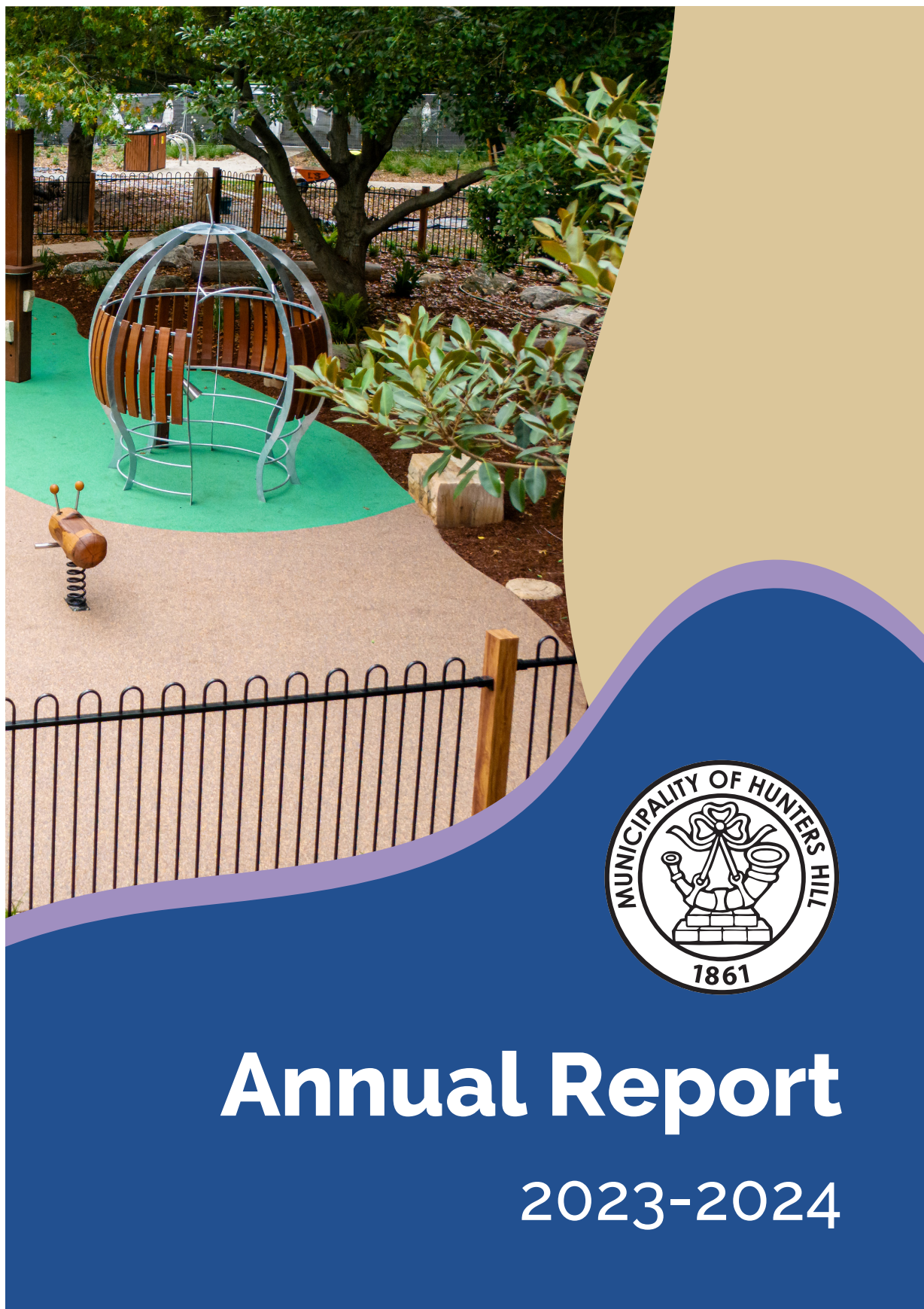
There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Hunter's Hill Council Annual Report 2023-24 [↓](#)
2. Hunter's Hill Council Audited Annual Financial Statements 2024 [↓](#)





Our Mantra

The guiding principles of our daily operational mantra:

Communication
Collaboration
Continuous Improvement

Our Values

Our values are at the **HEART** of who we are and what we do:

Honesty
Excellence
Accountability
Respect
Teamwork

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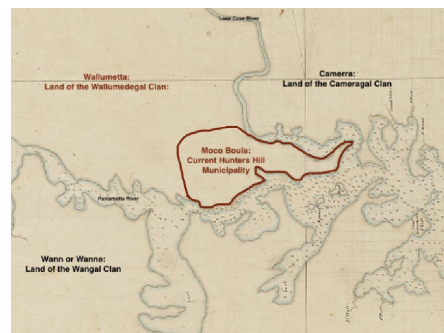
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Acknowledgement of Country

Council acknowledges the Wallumedegal of the Eora Nation as the traditional custodians of all land and water of the Hunter's Hill Council local government area.

Council pays respect to Elders past, present and emerging, and extends this respect to all Aboriginal peoples living in, or visiting the local area.



Welcome

Welcome to Hunter's Hill Council's Annual Report for 2023-24.

This report provides a comprehensive account of Council's achievements during the year.

It also provides an overview of Council's financial position and detailed performance against commitments as set out in the Community Strategic Plan, Delivery Program and Operational Plan 2023-24.

This report demonstrates the breadth and diversity of services and operations delivered to our community and provides an insight into our decision-making processes.

Council acknowledges the commitment and hard work the staff and volunteers undertake in delivering services to the Hunters Hill community.

This report is prepared in compliance with the Local Government Act 1993.

To view and download an online version of the Hunter's Hill Council Annual Report, visit our website at www.huntershill.nsw.gov.au/annualreport

Alternatively, please contact our Customer Service Team to request a printed copy:

Customer Service Team
T: 9879 9400
E: info@huntershill.nsw.gov.au



Photographs throughout this publication capture moments from various events held by Council in the community. They also include scenic shots of Hunters Hill that celebrate the vibrancy of our parks, reserves and streetscapes.

Message from our Mayor

Common themes in this 2023–24 Annual Report reflect how Council has performed this year. Productive, resilient, responsive, strategic and community-focused are some of the words that come to mind when reading this excellent summary of the past 12 months.

As we reflect on the past year, it is a time to acknowledge Hunter's Hill Council's achievements, recognise the challenges we've overcome and look ahead with renewed determination.

Wrapping up this term of Council, I'm incredibly proud to say that we have delivered more major projects and infrastructure than any time in the last 50 years.

Some of our more notable successes include the significant upgrades to Figtree Park, installation of the Boronia Park multi-purpose sports courts and improvements to the Gladesville Reserve playing surface. We have also upgraded boardwalks at Kelly's Bush and Riverglade Reserve, installed AFL goalposts at Buffalo Creek Reserve and upgraded the basketball courts and lighting.

It's not just the infrastructure projects that have improved in leaps and bounds this year, we have enhanced our service standards and customer focused initiatives. New street signs were installed throughout the municipality and the backlog of roads and footpath maintenance works has been significantly reduced. We have developed the Henley Precinct Masterplan and made significant progress on our Integrated Transport Strategy, Gladesville Masterplan and Net Zero Implementation Plans, which are on track to be delivered in the next financial year.



Mayor of Hunter's Hill Council
Zac Miles

Having completed all of these significant projects and committing to these improvements, it is a noteworthy accomplishment that we also leave Council in immaculate financial shape with a \$1.9 million surplus.

Through our work, we have been able to foster a stronger sense of community. A community that supports each other, takes pride in its visual amenity, its local activities and actively engages in the municipality's future. Our 80 active bushcare volunteers are a great example of community participation, completing almost 1000 volunteer hours this year, all because they take pride in our environment and surrounds.

Thank you to the Council staff who saw our vision and helped us bring it to life and to the many volunteers who have made our area a pleasant place to live, work and play. Finally, a big thank you to the community for entrusting us and reacting so positively to all the major projects and improvements that we've delivered. I look forward to seeing the Hunters Hill municipality continue to flourish, together we can continue to build a more vibrant and resilient community for the future.



General Manager of Hunter's Hill Council
Mitchell Murphy

If you ask a Council worker what they love about their job, I can almost guarantee they will tell you that it's about community impact and making a difference.

I'm especially proud to say that our resilient workforce is passionate about this mantra and it's evident in their commitment to our organisation's shared 'HEART' values:

- Honesty
- Excellence
- Accountability
- Respect
- Teamwork

Our commitment to enhancing the quality of life for the Hunters Hill community remains at the forefront of everything we do.

This past financial year we have made significant strides in several key operational areas. One particular achievement is bringing home our outdoor staff work base from Lane Cove to within our municipality, an activity that will save Council significant money and improve our work operations through better accessibility and workforce unity.

Our ongoing infrastructure projects have progressed well, ensuring we upgrade and service our facilities, roads, parks and public domain, so they can continue

Message from our General Manager

to meet the needs of our growing community. We have also invested in sustainable initiatives, striving to balance progress with environmental stewardship. This year we have expanded our electric fleet to include mowers and other electrical machinery. We've also made significant progress on our Urban Tree Forest Strategy and Net Zero Implementation Plan which are expected to be completed by the end of the year.

Financially, we have maintained a sound fiscal position with prudent management ensuring that we are well-placed to continue investing in essential services and infrastructure. It is important to note that Council remains debt-free.

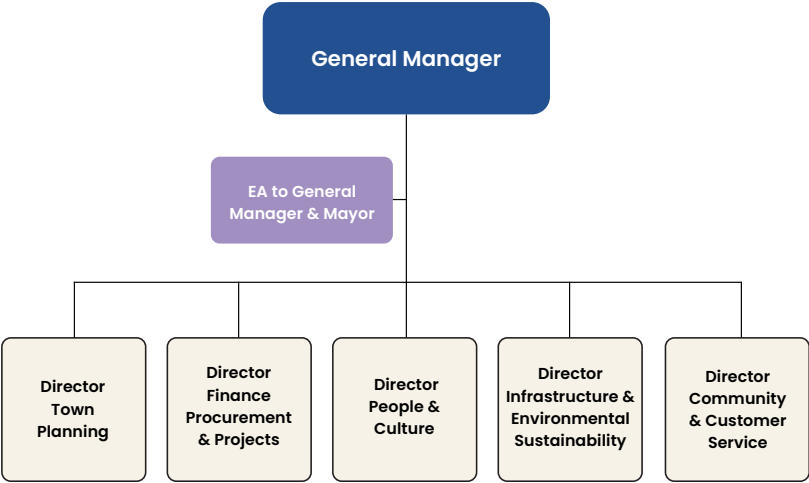
Our community engagement efforts have been invaluable to Council's commitment of open governance and transparency. We are grateful for the feedback and active participation from residents, businesses and community groups, which has helped shape our policies and services. A great example of this is our Henley Precinct Masterplan. The input we received on this project has ensured our initiatives align with the needs and aspirations of the community.

We are committed to fostering innovation and enhancing community wellbeing. To ensure our operations are meeting the standards of this day and age, we have invested in a number of software, data and IT upgrades. The most significant of these has been the launch of our new website, which has improved communication, community engagement and provided us with data to ensure the information we are providing is relevant to the community and customer-focused.

I would like to extend my heartfelt thanks to our dedicated staff, elected members and community partners. Your support and collaboration is instrumental to our success. Thank you for your commitment.

Our Leadership

Our Councillors



Council is the governing body that appoints the General Manager.

The General Manager of Council leads the implementation of Council's strategic objectives and ensures that Council's decisions are actioned. The General Manager's responsibilities include the effective and efficient operation of Council, employment of Council staff and management of resources.

Our workforce is led by the Executive Leadership Team, which consists of the General Manager and a team of Directors who lead each key working area. The team is responsible for the delivery of a range of services across our community and organisation.

The Executive Leadership Team oversee policy development, strategy and the overall management of Council. Above is the organisational structure for the period 1 July 2023 to 30 June 2024.



Mayor
Councillor Zac Miles

North Ward

South Ward



Deputy Mayor
Councillor Elizabeth Krassoi



Councillor Jim Sanderson



Councillor Ross Williams



Councillor Tatyana Virgara



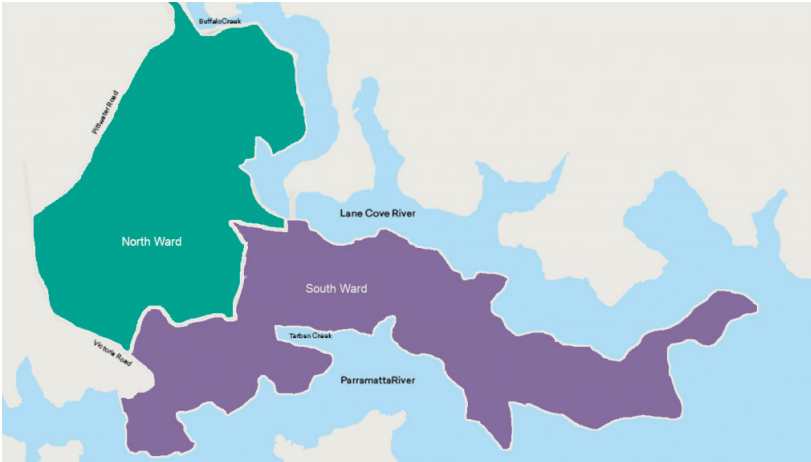
Councillor Julia Prieston



Councillor Richard Quinn

Our Wards


Hunter’s Hill Council is divided into two wards, North and South, and is governed by the body of Councillors who are elected by residents and ratepayers.




While three Councillors represent South Ward and three Councillors represent North Ward, in addition to a popularly elected Mayor, our Council is governed as one entity. Decisions, services and programs are determined for the benefit of all residents of the Hunter’s Hill Council local government area.

Our Community


From natural bushland to waterways that culminate on the foreshore of Sydney Harbour, Hunters Hill offers many different lifestyle assets.




Population
14,036*
Growth of 0.80% vs 2.77% in Greater Sydney




8 Air Bnb & Hotels
Hotels = 2
AirBnB = 6 (average cost of \$1,919 per night)




5,323 Dwellings
Owned **35%**
Purchasing **28%**
Renting **22%**




43 Cafés & Restaurants
Average Cost of a flat white: **\$5.40.** (\$4-\$6.50 in NSW)




Council received:
13,000 Phone calls
7,000 Requests
in FY 2023-24




8 Education Facilities
Preschools = 2
Primary schools = 2
High Schools = 4



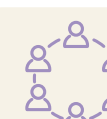
5.72 km² Land Area
Australia's oldest garden suburb.
Six suburbs.




2,454 persons per km²
Population density
72 Aboriginal & Torres Strait Islanders, 12,188 Australian Citizens



75% of the Municipality declared conservation area



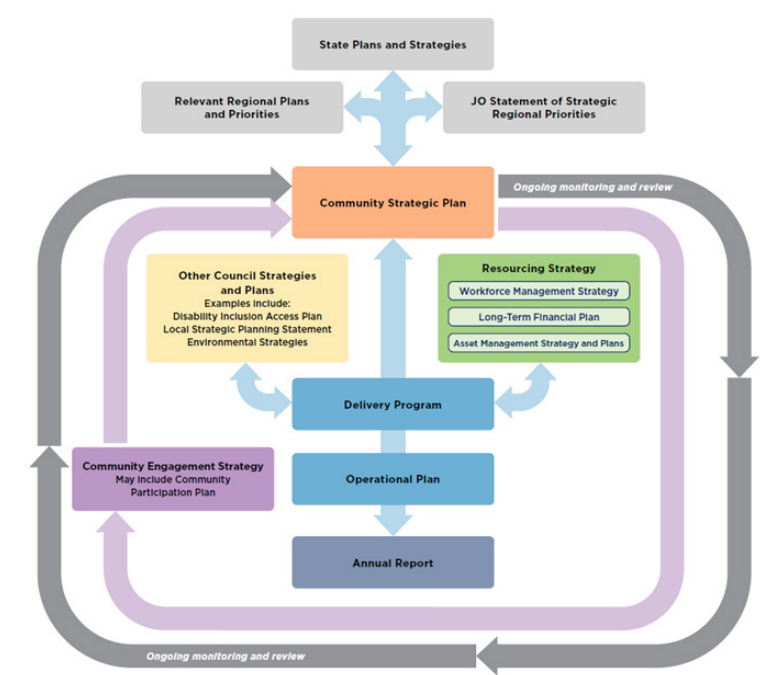
Diverse Community
Languages spoken:
English **74%**
Mandarin **3.5%**
Cantonese **2.4%**
Greek **2%**
Italian **1.9%**
Arabic **1.1%**
Spanish **0.7%**



HUNTERS HILL ART EXHIBITION

Data above is from .idcommunity's demographic resources for Hunters Hill and other various sources such as Friendly Finance.

Integrated Planning and Reporting



The Integrated Planning and Reporting (IP&R) framework consists of a suite of documents including the Annual Report.

All councils in NSW operate within the IP&R framework. This is not only a requirement of the NSW Office of Local Government, but also a requirement as set out under the NSW Local Government Act 1993. This framework includes social, economic, environmental and governance considerations.

One of the key inclusions of reporting against the IP&R framework is the completion of an Annual Report by 30 November 2024. The 2023–24 Hunter's Hill Council Annual Report outlines Council's commitment to ensuring that Council meets its obligations as outlined in the Delivery Program and Operational Plan and Budget, all of which are outlined within this Annual Report.

Service Reviews



Performance targets have been established for Delivery Program Strategies and Operational Plan Actions and are reported against every six months to Council. This enables Council to understand if projects, programs and services are meeting community need and expectations and whether any service reviews are necessary.

Further to this, continuous improvement is monitored via:

- Regular financial reporting to Council and its Executive Leadership Team.
- Quarterly budget reviews.
- Annual review of the Long-Term Financial Plan (LTFP).
- Production of an Annual Report, which is reviewed by the NSW Office of Local Government (OLG).
- Regular community engagement, including; telephone and online surveys, focus groups, drop-in sessions, and written feedback received via email/letter as well as telephone feedback directed through our Customer Service Centre.

Each reporting and measurement mechanism supports the community's vision for the immediate and long-term future of Hunters Hill.

Additionally, Council's Audit Risk and Improvement Committee determine (in conjunction with Council) key areas for service reviews. This coupled with internal controls and IP&R deliverables determined the following service reviews for 2023–24:

Review	Result	Changes
GIPA Service Review	<ul style="list-style-type: none">• Legal/peer advice sought.• Staff training completed via Information and Privacy Commission, IPC.• Templates created, process times adhered to.	<ul style="list-style-type: none">• Change to format of templates used.• Register of GIPA applications maintained.• Process streamlined.
Gladesville Reserve and Henley Precinct Facilities Review	<ul style="list-style-type: none">• Completion of the sporting fields assessment usage timetable.• Completion of the upgraded Gladesville Reserve playing fields.• Completion of the Henley Precinct Masterplan.• Completion of the new playing surface maintenance program.• Plan created of amenities to be completed in 2024–25.	<ul style="list-style-type: none">• Formalise plans to improve and increase use of Gladesville Reserve and the Henley Precinct.• Identified potential opportunities.• Created certainty about use/s and precinct capacity.• Integrated any new infrastructure.• Celebrated natural assets.• Ensured all abilities access.• Maintain assets to support services.

Service Reviews Continued

Review	Result	Changes
Website Review	<ul style="list-style-type: none"> New website developed and implemented. Assessment of new wire framing implemented. Compliance with Web Content Accessibility Guidelines (WCAG) to a AA standard level. Content available in multiple languages. Webpage and forms accessible on all devices and browsers. 	<ul style="list-style-type: none"> Pilot group tested new website for optimal user experience prior to launch. Ongoing feedback received and regular website monitoring in place to ensure up to date content. Website recommendations have been included in Council's Cyber Risk Policy.
Records Management Review	<ul style="list-style-type: none"> Council's Records Management framework updated. Project Plan completed for digitisation, disposal and transfer of records. Budget allocated for digitisation of records. A regular maintenance and monitoring program for records storage areas has been implemented. 	<ul style="list-style-type: none"> Records are stored in appropriate storage facilities, which are located away from known risks and in environmental conditions appropriate to their format and retention period. Shelving, equipment, and containers used for storing records are secure, accessible and protected from deterioration. Records are controlled in a system so that they can be identified, located, and retrieved. Records are protected against theft, misuse, unauthorised access and modification.



Quadruple Bottom Line

Our quadruple bottom line is the framework we have put in place to measure our performance across the following four pillars; social, environmental, economic and civic leadership. The principles listed under each pillar outline the areas that the community have asked Council to consider, manage and source solutions to over the term of our IP&R cycle. These principles are embedded in the strategic objectives within the Delivery Program and actions within the Operational Plan.



Social

- Access and equity
- Cultural activities
- Recreation and active living
- Built environment - urban design and planning for growth
- Providing and maintaining community facilities
- Heritage
- Consultation and engagement
- Public health and safety
- Affordable housing
- Education
- Transport - community links within the LGA.

Environmental

- Waste management
- Water conservation and management
- Climate change impacts
- Alternative energy
- Preserving our bushland
- Preserving biodiversity
- Environmental impact of development
- Environmental sustainability
- Land use
- Foreshores
- Protecting threatened flora and fauna.

Economic

- Economic sustainability
- Supporting local and small business and business partnerships
- Transport links
- Commercial opportunities
- Public and private partnerships
- Tourism
- NSROC economic profiles and opportunities.

Civic Leadership

- Leadership and representation
- Levels of service
- Consultation and community participation in decision making
- Business efficiency and probity
- Policy frameworks
- Decision making
- Allocating priorities
- Implementation and monitoring of IP&R
- Legislative adherence
- Employer of choice and workforce development programs.



Section Two

Reporting Against The
Local Government Act
1993 Requirements





\$7556

Spent on Councillor professional development

Councillor Allowances & Expenses

The NSW Local Government Remuneration Tribunal is responsible for categorising councils and determining the amounts of allowances to be paid to councillors and mayors in each category. There is usually a rise in the recommended allowance amount each year. However, at the 11 May 2020 Ordinary Meeting of Council, it was resolved that the 2020–2021 Operational Plan and Budget (including Long-Term Financial Plan) be amended so that:

- Mayoral and Member fee allowance increases were frozen for five (5) years going forward.
- Delegate expenses were reduced to \$1,000 per Councillor per year.
- Savings were reallocated to asset renewal.

This meant that the allowance for Councillors was set at \$20,280 per year and the allowance for the Mayor was set at \$68,341 per year.

Our Councillors undertake regular and ongoing professional development, which totalled \$7556 in the FY 2023–24.

Councillors	Cost
Cr Zac Miles (Mayor)	\$1705
Cr Elizabeth Krasso (Deputy Mayor)	\$1705
Cr Julia Prieston	\$655
Cr Richard Quinn	\$655
Cr Jim Sanderson	\$1109
Cr Tatyana Virgara	\$1075
Cr Ross Williams	\$655

Councillor Professional Development

We are committed to continuous learning for both our employees and our Councillors. Our elected members have been provided with learning and development opportunities. Under section 231(1) (g) of the Local Government Act, all Mayors and Councillors have a responsibility to make all reasonable efforts to acquire and maintain the skills necessary to perform their roles.

The content of the ongoing professional development program for 2023–24 was determined in consultation with the Mayor and Councillors. Training is offered to reflect the current needs of specific skills, knowledge and personal attributes required by the Mayor and each individual Councillor.

Councillors have been provided with regular updates on professional development opportunities and tools they can use as listed below:

- Councillor Professional Development Handbook.
- Self-assessment Checklist.
- Professional Development Needs Analysis template.
- Setting development goals template.
- Professional Development Calendar 2023–24.
- Regular updates through The Chronicle (Councillor monthly newsletter).
- In house briefing sessions on specific topics.

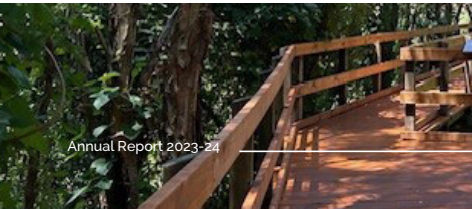


Our Professional Development Program for the 2023–2024 period, included:

Date	Professional Development
June 2023	Code of Conduct Awareness Training
July 2023	Code of Meeting Practice
August 2023	Planning for Councillors (LGNW)
September 2023	Planning Law updates
October 2023	LGNW Annual Conference
October 2023	Local Environmental Plan (LEP) update
October 2023	Parks and Leisure Conference

Overseas Vists

Our Mayor and Councillors did not take any overseas trips during 2023–24.





Written-Off Rates & Charges

The following rates and charges were written-off in 2023-24 compared to the previous financial year:

	2023-24	2022-23
Rate postponements written-off	\$1427.59	\$1144.03
Interest waived	\$2050.95*	\$399.03
Pensioner rebates	\$73,504	\$74,064.35

*An approved hardship application incurred a significant interest adjustment, which increased the amount.

General Manager Remuneration

Salary	\$339,481.61
Superannuation Guarantee Contribution at 10.0% (the superannuation contribution cap of \$27,500 applies)	\$27,500.00
Motor Vehicle Private Use Contribution taken from pre-tax Total Remuneration Package based on a Novated Lease or a Council provided leaseback vehicle	\$13,018.39
Total Annual Remuneration	\$380,000.00

Senior Staff Positions

Under the provisions of the Local Government Act there is only one senior staff position at Hunter's Hill Council – that of the General Manager.

Council Directors are permanent employees under the Local Government (State) Award and therefore are not under senior contract arrangements.

Managing the Money

A copy of the Council's 2023-24 audited **Financial Statements** can be found on Council's website:

www.huntershill.nsw.gov.au/financial-statements/annualreport

Council manages finances on behalf of our community and is committed to responsible financial management.

During FY 2023-24, Council managed income of **\$28.326 million** of which 52% (\$14.77 million) was collected from rates and domestic waste charges. Operating expenditure of \$21.89 million was used to provide Council services, resulting in a net operating surplus of \$6.43 million for the year. When capital grants and contributions were deducted from the income, the result is a \$1.44 million deficit.

For comparison, results for the last four years are:

Year	Operating surplus/ (Deficit) (\$'000)	Operating surplus/ (Deficit) before capital income (\$'000)
2023-24	6,435	(1,443)
2022-23	1,369	(1,097)
2021-2022	(910)	(2,491)
2020-2021	(390)	(2,219)

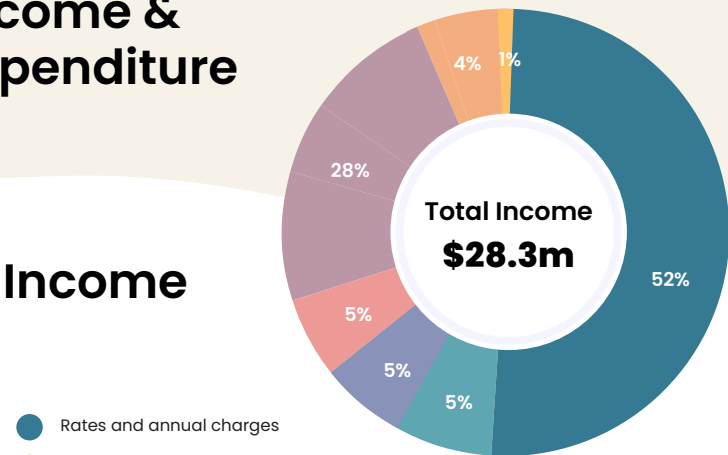
Council's operating result (which includes depreciation and amortisation expense of \$3.867 million) improved \$5.07 million from FY2022-23. Material variations from the previous financial year included:

- \$0.586 million increase in rates and annual charges which includes the final phase of Council's permanent Special Rate Variation approval.
- \$5.412 million increase in capital grants and contributions recognised in this financial year following the completion of new and enhanced community assets, such as: embellishment of Figtree Park, construction of Boronia Park Sports & Community Facility and the upgrade of Gladesville Reserve including installation of new sporting lights.
- \$0.337 million decrease in user charges and fees.
- \$0.335 million increase in interest and investment income.
- \$0.819 million increase in materials and services costs.
- \$0.307 million decrease in depreciation and amortisation expense.
- \$0.124 million increase in other expenses associated with payments to NSW Government agencies and Industry Associations.

The net operating result before capital grants and contributions was \$1.443m deficit, being \$0.346 million higher than FY2022-23. This is attributable to the increased capital grant income that was recognised this financial year due to the completion of major community projects. Where Council has previously received capital grant income, this was recorded as a contract liability in the balance sheet.

Income & Expenditure

Income

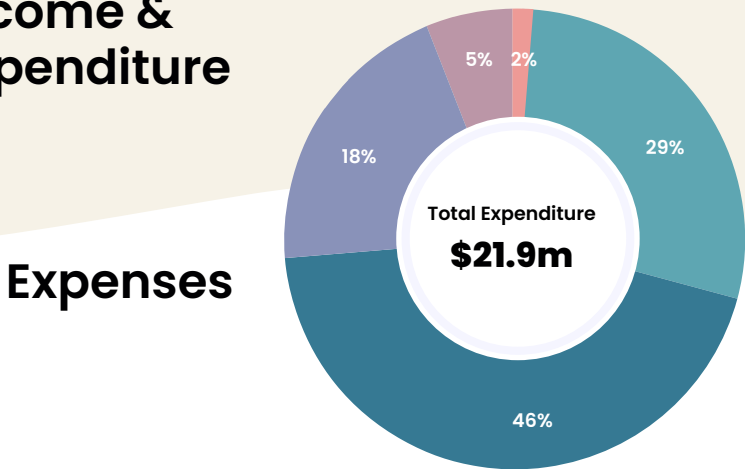


- Rates and annual charges
- User charges and fees
- Other revenues
- Grants and contributions provided for operating purposes
- Grants and contributions provided for capital purposes
- Interest and investment income
- Other Income

Income Source	Amount (\$'000)	% of total income
Rates and annual charges	14,778	52%
User charges, fees and other	1,522	5%
Other revenues	1,469	5%
Operating grants and contributions	1,418	5%
Capital grants and contributions	7,878	28%
Investment revenue	1,110	4%
Other Income	151	1%
TOTAL	28,326 (or \$28.3m)	100%

Income & Expenditure

Expenses



- Materials and services
- Employee benefits and on-costs
- Depreciation, amortisation and impairment of non-financial assets
- Other expenses
- Net loss from the disposal of assets

Expenditure type	Amount (\$'000)	% of total expenditure
Materials and services	10,027	46%
Employee costs	6,409	29%
Depreciation	3,867	18%
Other expenses	1,087	5%
Net losses from disposal of assets	501	2%
TOTAL	21,891 (or \$21.9m)	100%

Financial Performance Measures

Council uses several measures to track financial and asset management performance.

Council met four of its six financial measure benchmarks, demonstrating very good cash liquidity and no debt. It has exceeded the following benchmarks set by the Office of Local Government (OLG):

- Own source operating revenue, which measures the degree Council relies on external funding sources such as grants and contributions.
- Unrestricted current ratio, which measures Council's ability to meet short-term cash obligations.
- Cash expense cover ratio, which measures the numbers of months Council can continue paying for its immediate expenses without additional cash inflow.
- Debt servicing cover ratio.



Council did not meet the benchmark (of greater than zero percent) for the 'operating performance ratio'. This ratio measures how well operating expenditure is contained within the operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). This financial year, the ratio was not met primarily due to the increased materials and services costs which increased by 8.9% from last year.

This financial year, the Percentage of Outstanding rates and annual charges also exceeded the OLG benchmark. This was largely due to the increasing number of rating hardship applications received.

Over the last three years, infrastructure asset performance measures have continued to improve. The target benchmark ratio for asset maintenance has been met, with actual asset maintenance exceeding the required asset maintenance expenditure as defined in Council's 10-Year Asset Management Plan.

Conversely, while Council still has an infrastructure backlog, the 10-Year Long-term Financial Plan has been updated to include scenario analysis and financial strategies to address future operating deficits and infrastructure backlogs. In line with additional rating income being allocated to the Capital Asset Renewals program, the backlog ratio continues to trend downwards.

Ratios	2023-24	2022-23	2021-22	Benchmark
Operating Performance	-5.34%	-4.81%	-12.99%	>0.00%
Own Source Operating Revenue	67.01%	83.58%	84.85%	>60.00%
Unrestricted Current	4.51x	2.30x	2.24x	>1.50x
Debt Service Cover	0	0	0	>2.00x
Rates, annual charges, interest and extra charges outstanding percentage	6.21%	4.79%	5.92%	<5.00%
Cash Expense Cover	11.24mths	19.10mths	16.63mths	>3.00mths
Infrastructure backlog ratio	4.47%	11.90%	7.26%	<2%
Asset Maintenance Ratio	108.72%	134.61%	153.74%	>=100%

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Hunter's Hill Council

Service Results

The following table compares the actual operational income and expenditure to that of last financial year. It is summarised by the strategies, functions and activities included in Council's Community Strategic Plan, Delivery Program, and the services and functions which are included under each strategic theme (Operational Plan).



Governance, participation and partnerships				
Functions and Activities	Income 2023-24 (\$'000)	Expenses 2023-24 (\$'000)	Income 2022-23 (\$'000)	Expenses 2022-23 (\$'000)
Rates	11,380	149	10,950	111
Financial Management	1,709	817	1,457	804
Access to Information	-	832	1	640
Council and Governance	-	244	-	222
Communications & Engagement	-	183	-	268
Emergency Services	-	678	-	575
Office of the General Manager	-	813	-	758
Property Management & Strategy	-	42	-	104
Recruitment and Staff Development	19	628	16	488
Risk & Insurance	-	392	-	467
Software & Information Systems	-	879	3	982
Sub-total	13,108	5,657	12,427	5,419

Connected & inclusive infrastructure				
Functions and Activities	Income 2023-24 (\$'000)	Expenses 2023-24 (\$'000)	Income 2022-23 (\$'000)	Expenses 2022-23 (\$'000)
Asset Management and Planning	-	298	-	430
Footpaths	162	449	1	391
Kerbs and Gutters	-	314	-	310
Marine Structures	138	993	64	25
Roads	1,399	3,652	1,087	2,962
Roads restorations	116	157	465	342
Stormwater and drainage	-	341	-	380
Traffic and transport	471	472	612	394
Sub-total	2,286	6,676	2,229	5,234

Environment, sustainability & open space				
Functions and Activities	Income 2023-24 (\$'000)	Expenses 2023-24 (\$'000)	Income 2022-23 (\$'000)	Expenses 2022-23 (\$'000)
Biodiversity and waterways	42	395	70	337
Tree management and protection	9	264	13	287
Sustainability	-	105	3	157
Waste and recycling	3,111	2,266	2,972	2,504
Sub-total	3,162	3,030	3,058	3,285

Community & belonging				
Functions and Activities	Income 2023-24 (\$'000)	Expenses 2023-24 (\$'000)	Income 2022-23 (\$'000)	Expenses 2022-23 (\$'000)
Community initiatives	12	237	4	173
Events	91	373	91	305
Library Services	97	414	104	395
Sub-total	200	1,024	199	873

Character, heritage & places				
Functions and Activities	Income 2023-24 (\$'000)	Expenses 2023-24 (\$'000)	Income 2022-23 (\$'000)	Expenses 2022-23 (\$'000)
Building control	250	206	1	2
Development applications	1,076	1,595	651	1,565
Heritage and strategic planning	12	310	11	259
Public health and safety	738	454	652	420
Buildings - Community	3,274	1,318	901	1,697
Buildings - Reserves	-	454	-	129
Parks and gardens	2,297	799	1,553	1,628
Sporting Fields	1,923	368	387	189
Sub-total	9,570	5,504	4,156	5,889



Capital Works

Special Variations



Capital expenditure in 2023–24 totalled \$13.250 million, of which \$2.373 million was for renewals of existing assets and the balance for additional new assets.

	Additional	Renewals	Upgrade Cost	Work in Progress
Plant and equipment		202,815		
Office equipment		204,065		
Furniture and fittings	19,345			
Building	24,867	141,578	38,700	5,771,531
Other Structure	3,111,218		154,825	1,455,450
Roads	65,786	1,326,648		16,183
Footpaths		259,715		
Kerb and guttering		189,551		
Other road assets	31,298		22,757	32,345
Stormwater drainage		49,216	100,275	32,351
TOTAL	3,252,514	2,373,588	316,557	7,307,866

Further details of capital works expenditure can be found under **Special Variations** on the following page and also under **Developer Contributions**.

A Special Variation (SV) to rates allows councils to increase their general income above the State Government set rate peg. The rate peg limits the amounts by which councils can increase their general income. There are a range of reasons why councils apply for SVs, such as; to address financial sustainability, funding new or enhanced community services and funding the development and/or maintenance of essential community infrastructure.

In May 2022, the NSW Independent Pricing & Regulatory Tribunal (IPART) approved council's application in full. The percentage by which Hunter's Hill Council could increase its general rating income for the period from Year 2022–23 to Year 2023–24 (inclusive) was 26.02% (inclusive of the annual rate peg), to be phased over two years:

- 2022–23: 16.9%
- 2023–24: 7.8%.

As a condition of the approval by IPART, we are required to document in our annual report for each year from Year 2022–23 to Year 2026–27, the following:

- the program of expenditure that was actually funded by the additional income;
- any significant differences between the proposed program and the program of expenditure that was actually funded by the additional income and the reasons for those differences.

In the FY2023–24 Operational Plan and Budget, \$2.32m of the capital renewal program was funded from SV income across the following asset classes: Buildings, Kerb & Gutter, Marine Structures, Parks & Sportsfields, Footpaths, Roads & Bridges, Traffic & Transport. In FY2023–24, \$1.79m was expended. The difference between the budgeted and actual amount is a result of projects still being in progress as of 30 June 2024. The balance of these funds has been bought forward for FY2024–25.

Council's Permanent Special Variation

BUILDINGS	Actual expenditure FY 2023–24
Renewal of Boronia Park grandstand	\$37,786
Replace shed at rear of Henley Cottage	\$5934

PARKS AND RESERVES	Actual expenditure FY 2023–24
Enhance strands of bushland	\$35,243
Natural assets maintenance	\$60,328
FOOTPATHS	Actual expenditure FY 2023–24
Campbell Street from Lloyd Avenue to end of road	\$14,000
Cowell Street from Flagstaff Street to Venus Street	\$32,000
Crown Street from Crown Close to Kelly Street	\$30,000
Crown Street from Victoria Road to Crown Close	\$20,000
Downing Place from Prince Edward Street to Tarban	\$7150
Ferdinand Street from North Parade to end of road	\$5,000.00
Fern Road from end of road to Wybalena Road	\$10,230.00
Gray Street from Kelly Street to end of road	\$10,000.00
Huntleys Point Road from Keeyuga Road	\$11,610.00
Jeanneret Avenue from Glenview Crescent to Woolwich	\$16,250.00
Makinson Street from Mars Street to Earnshaw Street	\$20,000.00
Manning Road from Prince Edward Street to Salter Street	\$32,000.00
Martin Street from Abigail Street to Bonnefin Road	\$25,000.00
Wandella Avenue from Herberton Ave to end of road	\$9,675.00
MARINE STRUCTURE	Actual expenditure FY 2023–24
Collingwood St Seawall	\$42,500
Joubert Street Reserve Seawall	\$46,200

KERB AND GUTTER	Actual expenditure FY 2023–24
Batemans Road from Windeyer Avenue to Makinson Street	\$19,700.00
Crown Street from Victoria Road to Crown Close Left	\$50,250.00
St Ives Avenue from Vernon Street to end of cul-de-sac	\$16,000.00
Mary Street from end loop sect to Gladesville Road Left	\$33,856.00
Mary Street from end loop sect to Gladesville Rd Right	\$69,745.30
ROADS	Actual expenditure FY 2023–24
Junction Street, from Flagstaff Street to Venus Street	\$120,179
Princes Street, from Blaxland Street to Earl Street	\$157,778
Venus Street, from Cowell Street to Massey Street	\$119,843
Brookes Street, from Vernon Street to end of cul-de-sac	\$52,695
Mount Street from Sea Street to North end of road	\$72,724
Park Road from Ramleh Street to Barons Crescent	\$121,142
Mary Street from end Loop Section to Gladesville Road	\$86,900
Flagstaff Street from Cowell Street to Junction Street	\$82,203
Mount Street from Alexandra Street to Sea Street	\$190,374
OPEN SPACE	Actual expenditure FY 2023–24
Boronia Park multisport courts for Netball and Pickleball	\$100,000
Signs program	\$20,318
TRAFFIC FACILITIES	Actual expenditure FY 2023–24
Traffic Study Prince Edward Street	\$1104

In FY 2023–24, Council received development contributions of \$647,632 and expended **\$371,281** during the year.

Section 7.12

Section 7.12 (\$7.12) of the Environmental Planning and Assessment Act 1979 (EP&A Act), allows a fixed rate levy on the proposed cost of development to be imposed when a development consent or complying development certificate is issued.

S7.12 Contribution	Amount
Total Income	\$647,632
Expenses	Amount
Stormwater pit renewal – inspected	\$4900
Hillcrest Avenue drainage upgrade	\$100,275
Gladesville Road stormwater upgrade	\$3,850.00
LGA stormwater upgrade	\$44,316.25
LGA Stormwater Management Plan	\$28,501
Bus shelter replacement	\$50,000
Riverglade Reserve Bridge Upgrades	\$80,000
TOTAL EXPENSES	\$371,842

Stormwater Levy

For FY 2023–24, Council did not charge any Stormwater Levy.



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Hunter's Hill Council

Legal Proceedings

Council's net legal expenditure for 2023–24 was \$623,859. Amounts incurred by Council in relation to planning related legal proceedings were:

Matter	Status/Outcome	\$ by case
Legal Advice – Tree	Legal Advice	\$7891
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$71,769
Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	Pending	\$28,163
Appeal Class 1 Application Actual Refusal	Pending	\$117,666
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$21,072
Appeal Class 1 Application Actual Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$4965
Appeal Class 1 Application Actual Refusal	Appeal discontinued	\$2403
Legal Advice – Tree	Legal Advice	\$5963
Appeal Class 1 Application Deemed Refusal (FY 2022)	Consent orders issued – Appeal upheld – Agreement between parties	\$1310
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$26,941
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$35,808
Appeal Class 1 Application Actual Refusal	Appeal discontinued	\$5871
Appeal Class 1 Application Actual Refusal	Pending	\$6571
Appeal Class 1 Development Control Orders	Appeal upheld – Development control order terms set out	\$30,734
Appeal Class 1 Application Actual Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$33,224
Class 4 Application	CDC surrendered	\$12,361
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$18,169
Class 4 Application	Pending	\$3616
Appeal Class 1 Application Actual Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$10,458
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$85,707
Appeal Class 1 Development Control Order	Appeal discontinued	\$3255
Appeal Class 1 Application Deemed Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$37,184
Appeal Class 1 Application Actual Refusal	Consent orders issued – Appeal upheld – Agreement between parties	\$23,474
Appeal Class 1 Application Actual Refusal	Pending	\$6735
Legal Advice	Legal Advice	\$22,549
Total		\$623,859

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Government Information Public Access (GIPA)

Responding to requests made under the Government Information (Public Access) Act 2009 (GIPA Act), is an essential component of transparent and accountable governance. Under the GIPA Act, we encourage the proactive public release of government information where possible. The public have an enforceable right to access government information by way of open access information, informal requests, and formal access applications. Access to information is only restricted when there is an overriding public interest consideration against disclosure, as clearly defined within the GIPA Act. Council must decide valid formal access applications made under GIPA Act within the decision period of 20 working days from receipt, except where an extension of time is provided by the GIPA Act.

In 2023-24, Council received 11 formal access applications and 131 informal development related applications and 28 'other' applications for the financial year 2023-24.

Code of Conduct

Section 440 of the Local Government Act 1993 requires every council to adopt a Code of Conduct. Councillors and staff are bound by this Code of Conduct, which sets a high standard for ethical behaviour and decision-making. The Code defines roles and responsibilities and outlines the steps to be followed when making and investigating allegations of breaches of the Code.

All Councillors and Council staff participated in Code of Conduct training within the financial year 2023-24.

During 2023-24 there were no Code of Conduct complaints received.



Anti-Slavery Commissioner and Modern Slavery Act

Council recognise 'Working together for real freedom', the NSW Anti-slavery Commissioner's Strategic Plan 2023-2026, released on 20 June 2023. The Anti-slavery Commissioner emphasised the importance of raising awareness of modern slavery in NSW and how to prevent it from happening.

On an ongoing basis, Council took measures to ensure that goods and services procured by and for the Council during 2023-24 were not the product of modern slavery within the meaning of the Modern Slavery Act 2018.

Section 428(4) of the Local Government Act 1993, requires Council from 1 July 2022 to include in their Annual Reports:

- a statement of the action taken by the council in relation to any issue raised by the Anti-slavery Commissioner during the year concerning the operations of the council and identified by the Commissioner as being a significant issue,
- a statement of steps taken to ensure that goods and services procured by and for the council during

the year were not the product of modern slavery within the meaning of the Modern Slavery Act 2018.

Council has amended its Procurement & Contract Management Policy, and its accompanying corporate Procurement Manual to reflect the following requirements: The Procuring Officer (or Contract Owner) must consider any risks of Modern Slavery practices in the operations and supply chains used in the provision of the Goods and/or Services, including in the market testing and evaluation of procurement contracts. Evaluation templates include social criteria in assessment of all contracts, with Modern Day Slavery Act a stipulated requirement. Council's Request for quotation templates also include specific terms and conditions relating to the Modern Slavery Act.

If at any time the officer becomes aware of Modern Slavery practices in the operations and supply chains used in the performance of the Contract, the officer must as soon as reasonably practicable take all reasonable actions to address this matter with the contracted party.

Human Services Agency

In FY 2023-24, Hunter's Hill Council was not considered to be a 'human services agency' under the Carers Recognition Act 2010 (CR Act).

Recovery and Threat Abatement Plan

Hunter's Hill Council was not part of Recovery and Threat Abatement Plans in FY 2023-24.

Coastal Protection Services 2023-24

This is not relevant to the Hunter's Hill Council local government area.

Private Works

In FY 2023-24, no private works were carried out.

Planning Agreements

There were no planning agreements in place during FY 2023-24.

Swimming Pool Act (SP Act)

In FY 2023-24, no swimming pool barriers were inspected.



Major Contracts Awarded

In FY 2023-24 Council awarded the following contracts over \$150,000:



Landscape Solutions Australia Pty Ltd valued at \$1,300,860 (excluding GST) for Playing Field Upgrades and Associated Works at Gladesville Reserve.

Joint Ventures

In FY 2023-24 Council did not hold a controlling interest in any company, joint venture or partnership. A listing and description of significant agreements, cooperatives and partnerships are as follows:



Joint Use Agreement with Lane Cove Council for provision of Library Services and Depot.



Shared Service with Lane Cove Council, which includes; a Waste Officer, Road Safety Officers and Rates Officers.

External Bodies Companies and Partnerships

Council does not have any functions delegated under Section 355 of Local Government Act 1993. There are two types of Section 355 Committees. Firstly, a Section 355 Committee may manage community facilities on behalf of the Council. The committee aims to maximise the use of the facilities and is responsible for day-to-day management, including the organisation of maintenance and minor repairs. Secondly, there are Section 355 Committees that have also been established to advise Council on community needs in specific areas, such as future enhancements or upgrades of facilities. Council has a range of Advisory Committees. These are set out below.

ADVISORY COMMITTEES	EXTERNAL COMMITTEES
<p>These Committees meet throughout the year to gather feedback, share ideas and provide advice to Council on broad areas of interest:</p> <ul style="list-style-type: none">Arts Advisory CommitteeBushland Management Advisory CommitteeConservation Advisory PanelCultural and Events Advisory CommitteeMovement and Transport Advisory CommitteeSchool Principals Liaison CommitteeSport and Recreation Advisory CommitteeSustainability Advisory Committee	<p>External Committees include the groups listed below, and comprise of industry and partnership leaders:</p> <ul style="list-style-type: none">Audit Risk and Improvement Committee (ARIC)Civic Risk MutualHunters Hill Local Area Traffic CommitteeHunters Hill – Le Vésinet Friendship CommitteeLocal Government NSW ConferenceLocal Planning Panel (LPP)Northern Sydney Regional Organisation of Councils (NSROC)Parramatta River Catchment Group (PRCG)Regional Planning PanelSydney Harbour Foreshore Authority (SHFA)Sydney North Planning PanelHunters Hill, Ryde, Lane Cove, Parramatta Bushfire Management Committee



Community Grants



The Community Grants Program aligns with the Community Plan theme of 'Community and Belonging.' The provision of annual community service grants to local organisations was a key action in Council's Operational Plan for 2023–24.

Awarding grants under this program provides financial assistance to support community groups and not-for-profit organisations who provide innovative and inclusive programs, events and projects in line with the Community Plan.

Council assistance to community groups for 2023–24 totalled \$20,000 of funding available across two categories:

- **Community Development (service and program delivery)**
- \$100, \$500 or \$1500 per application
- **Community Assistance (sports and cultural competition)**
- \$150, \$250 or \$500 per application

A total of 25 submissions (23 for community development and two for community assistance, with one application being withdrawn) were received.

ORGANISATION	PROJECT	RECOMMENDED GRANT
Stryder	Depot equipment - ladder, tool kit, battery tester, jump starter, etc.	\$1500
1st Hunters Hill Scouts	Kitchen roller shutter supply and installation.	\$1500
Happy Hens	Defibrillator machine and cabinet for Henley.	\$1500
Hunters Hill Sailing Club	Safety Boat Upgrade.	\$1500

Ryde Hunters Hill Life Education Inc.	Purchase a new Healthy Harold puppet - used for educational purposes and is hand made.	\$1000
Hunters Hill Music	'Beethoven's Letters' - season opening featuring John Bell.	\$1500
St George Community Housing	Blandville Court Community Garden Replacement Project - Communal Seating Area.	\$1500
Hunters Hill Croquet Club	Replacement equipment.	\$1000
1st Hunters Hill Scouts	National Recycling Week Reuse & Repair Festival.	\$1500
Gladesville Occasional Child Care Centre Inc	Playmats for children.	\$1500
ECOBEL	Restoration of embankment at Woolwich Baths.	\$1000
Hunters Hill Historical Society	Purchase and delivery of a large bookcase.	\$500
Gladesville Gymnastics Club	Fundraising and Event Kit - will include two large cooler bins, utensils, containers and consumables for fundraising barbecues, participation in community events, such as Moocooboola, and club events.	\$500
Hunters Hill Bridge Club	Bridge for the Future - replace old tables or get a new projector.	\$1000
Shared Reading NSW	Life, the Universe and Stories - social programs are a series of group or individual sessions aimed at improving quality of life of people living in aged care, residential homes and other institutions.	\$1500
U3A - University of the Third Age	Update IT equipment - laptop, microphone, speakers and assorted accessories (Panel requested U3A to specify equipment to be acquitted).	\$1500
TOTAL		\$20,000



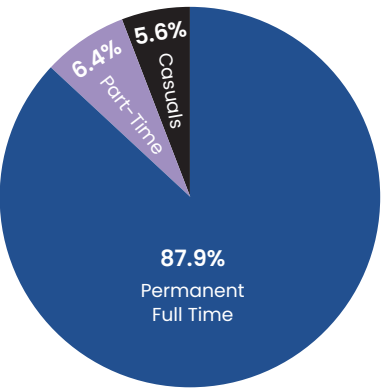
People & Culture

Our Workforce Management Strategies

Our Workforce Management Strategies focus on the following:

- We ensure that our recruitment practices are merit-based and have implemented targeted strategies to recruit, select and retain the right workforce to support Council's Delivery Program. This ensures that Council has the right people at the right time with the right skills to effectively deliver its strategies, plans and programs.
- Delivery of ongoing service reviews to ensure the workforce is appropriately resourced and the structure adopts an efficiencies model to deliver its key objectives and legal responsibilities.
- Development of capabilities across the organisation through the implementation of targeted training and development initiatives to ensure we achieve our strategic and operational objectives.
- Diversity and inclusion by promoting a workplace culture that embraces equitable workplace practices, demonstrates behaviour based on our values, and improved employment access and participation through our Equal Employment Opportunity (EEO) and diversity programs.
- Delivery of innovative programs and systems to ensure our workforce is supported to efficiently and effectively deliver its programs.
- Refreshing our brand and culture to enhance our Employee Value Proposition (EVP)
- Implementation of our recognition and reward program which provides responsible benefits and incentives to encourage productivity and continuous improvement while recognising and rewarding staff to support staff retention.
- Ensuring compliance with statutory requirements by managing employee relations through collaboration, communication and continuous improvement while promoting a safe and industrially stable work environment.
- Our commitment to workplace diversity, Equal Employment Opportunity, undertaking our Reconciliation Action Plan and providing our employees with flexible working options to ensure work/life balance. The balance of these factors helps to promote productivity, social responsibility and the attraction and retention of talented staff who seek challenging work and contemporary employment conditions as they progress their careers with us.

Our workforce comprises of 58 employees as follows:



Council's organisational structure consists of the positions that make up Council's permanent workforce arranged in their respective departments. These departments are:

- Town Planning & Compliance
- Infrastructure & Environmental Sustainability
- Community & Customer Service
- Human Resources and Workplace Safety
- Finance, Procurement and Projects
- General Manager's Office

Statement of total number of persons who performed paid work on Wednesday 14 February 2024

persons employed by the council on a permanent full-time	51
permanent part-time	4
casual basis	5
persons employed by the council as senior staff members	General Manager
persons engaged by the council, under a contract or other arrangement with the person's employer, wholly or principally for the labour of the person	5
persons supplied to the council, under a contract or other arrangement with the person's employer, as an apprentice or trainee	3

Council also uses temporary roles and fixed term positions as an adjunct to permanent positions. These are additional to the organisation structure and are in place to achieve a short-term outcome such as projects identified in the Capital Works Program and the delivery of projects.



Our Workforce

Hunter's Hill Council is the smallest council in the Sydney Metropolitan area. Our workforce for the FY 2023-24 comprised of 58 full-time equivalent (FTE) employees (including permanent, part-time and casual employees).

Given Council's small size, we recognise and understand the value of our people and that they are our most important asset. We are committed to achieving a safe and rewarding workplace that is free of unlawful harassment and discrimination.

Driving productivity and growth in a challenging landscape

Over the past 12 months, Hunter's Hill Council has actively sought best practice solutions to deliver services and projects to our local community. We have implemented a learning and development plan which has been targeted to enhance employee knowledge and capacity which enables staff to undertake a number of new functions and projects.

Effective collaboration with other councils and stakeholders has provided innovative solutions, leading to the delivery of more efficient and cost-effective services for the benefit of our community.



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Staff Turnover

For the period 1/7/2023 to 30/6/2024 staff turnover was 16.36%.



Workplace Culture

Council staff are guided by our H.E.A.R.T. values.

Our workers are recruited, trained, assessed and rewarded on these values of Honesty, Excellence, Accountability, Respect and Trust. We also observe the guiding principles of Communication, Collaboration and Continuous Improvement.

Annually, staff participate in a culture building program called the 'Big Day In'.

In 2023-2024, our focus was:

- Reflection and understanding of our Reflect Reconciliation Action Plan. This was done through storytelling by the students of St Joseph's College, Hunters Hill and our keynote speaker Isaiah Dawe.
- Staff were grateful to have had the opportunity to listen and learn from insights on workplace diversity, inclusion and mental health awareness presented by the talented Anthony Field and Tsehay Hawkins from the Wiggles.
- Building connections between staff to ensure a greater sense of teamwork.
- Enhancing a sense of belonging by ensuring that inclusiveness and diversity are prominent in the workplace and community.
- Health and Wellbeing awareness sessions.
- The importance of embracing EEO practice in the workplace.

“

“Things can be taken away, but if you learn about your culture, that can never be taken away. Culture is healing and provides purpose.”

– Isaiah Dawe

Photos from Council's 2023 'Big Day In'



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Hunter's Hill Council



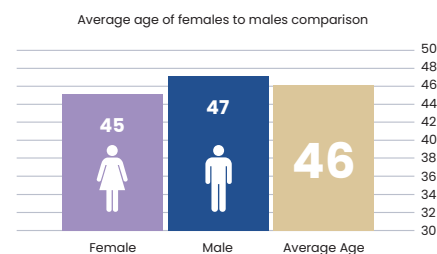
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Staff Age – Intergenerational Workforce

Council continues to address the issue of diversity in the workplace through initiatives such as traineeship programs, internships, flexible working arrangements, family friendly work practices, and learning and development programs.

For the FY 2023–24, the average age of Council employees was 46 years of age. The average age for males was 47.46 and the average age for females was 45 years.



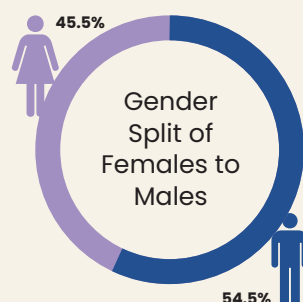
Equal Employment Opportunity (EEO)

Hunter's Hill Council values equity and diversity in the workplace and expects its employees to treat each other and members of the community with dignity and respect, regardless of gender, sexuality, marital status, family responsibility or family status, race, religious commitment, age or impairment.

Staff Gender & Diversity

For FY 2023–24, the percentage of female employees has increased to 45.46%, up from 36.5% in the previous year. The percentage of males has decreased to 54.54%, down from 63.46% in the previous year. Gender split for our Council for the period 1 July 2023 to 30 June 2024 is as per the graph.

Two-thirds of our Executive Leadership Team are female.



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Hunter's Hill Council

Council has a strong commitment to Equal Employment Opportunity (EEO) and recruits and employs staff based on merit. This allows for a diverse workforce and a workplace culture where people are treated equitably. All employees are entitled to access employment, promotion, training, transfers and benefits based on merit. They are assessed on their skills, qualifications, abilities, prior work experience and aptitude.



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EEO Management Plan

The goals of EEO are to:

- Ensure that prospective employees are treated equitably when applying for positions within Council.
- Facilitate the fair and equitable treatment of employees by promoting a workplace free of discrimination.
- Promote and encourage good working relationships and provide a workplace free of harassment.

Treating people fairly and equitably, and recognising that each person can contribute something valuable to Council, will assist employees in realising their full potential while also enhancing Council's effectiveness, efficiency and service to the community.

The Anti-Discrimination Act (1977) provides that it is illegal to discriminate on a number of grounds as outlined in Council's EEO policy. Every employee of Hunter's Hill Council has a responsibility to ensure compliance with this legislation.



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KEY AREA 1: EFFECTIVE CONSULTATION

Objective:

Employees are represented in the development of the EEO Management Plan 2021-2024.

Actions completed:

- Presented the draft EEO Management Plan 2021-2024 to the Executive Leadership Team and Consultative Committee for review and feedback.
- Members of the Consultative Committee discussed the contents of the EEO Management Plan 2021-2024 with their constituents and reported feedback and comments to the Consultative Committee.
- Presented the final version of the EEO Management Plan 2021-2024 to the Executive Leadership Team for final comments and sign off.

Enhancing employee engagement

- Staff Engagement Survey - November 2023.
- Town Hall Talks - monthly.
- The Big Day In.
- Postcards to the GM.
- Performance Reviews.
- Staff Development Plans.
- Staff Consultation.
- Quarterly held International Lunch for all staff.

KEY AREA 2: EFFECTIVE CONSULTATION

Objective:

Employees are aware of EEO principles.

Actions completed:

- Conducted EEO Awareness training for all new employees, which is part of the Hunter's Hill Council Induction program.
- Arranged training for managers and supervisory staff on EEO principles and their responsibilities relating to the appropriate legislation.
- Conducted training for all non-supervisory staff on EEO principles and their responsibilities relating to the appropriate legislation.
- Communicated EEO information to all new full-time and part-time employees as part of Council's induction program.
- Promoted EEO, anti-discrimination and anti-harassment via the staff newsletter.
- Promote prohibition of online harassment (i.e. use of email) as detailed in Council's Web Access and Email Policy.

KEY AREA 3: DATA COLLECTION

Objective:

EEO statistical data is collected and reported on.

Actions completed:

- Data on EEO breakdowns collated for inclusion in Council's Workforce Management Plan.
- Data was collected on EEO principles in the Staff Engagement Survey.
- A focus group was facilitated for staff feedback.

Hunter's Hill Council

KEY AREA 4: RECRUITMENT & SELECTION

Objective:

Ensure that Council's Recruitment and Selection Policy and Human Resources Manual outline procedures that conform with EEO principles.

Actions completed:

- All advertisements for vacant positions accurately reflected the role and use of non-discriminatory language.
- Recruitment panel members were trained in behavioural interviewing training that incorporates EEO awareness.
- Ensured interviews for management and supervisory positions included questions related to EEO responsibilities.

KEY AREA 5: APPOINTMENT, PROMOTIONS & TRANSFER PROCESSES

Objective:

Ensure that all appointments, promotions and transfers are based on merit and/or position-related criteria and ensure all employees who are injured at work and unable to return to their pre-injury duties are assessed for suitable duties in accordance with their abilities.

Actions completed:

- All advertisements for vacant positions accurately reflected the role and use of non-discriminatory language.
- Ensured all appointment decisions were justified and documented on merit-based grounds.
- Monitored appointments, promotions and transfers to ensure they did not breach EEO principles.
- Ensured that if and when opportunities to act in higher grade positions were available that they were assigned.
- Checked that offers of suitable duties were based on the injured worker's abilities.

KEY AREA 6: CONDITIONS OF SERVICE

Objective:

Ensure that conditions of service comply with EEO principles.

Actions completed:

- Reviewed Council's Work and Family Policy to ensure alignment to EEO principles.
- Human Resources policies and procedures were developed and reviewed to ensure compliance with EEO principles.

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KEY AREA 7: RECRUITMENT & SELECTION

Objective:

Review learning and development policies and practices to ensure they conform with EEO principles and provide all employees with learning and development opportunities.

Actions completed:

- Individual learning needs were identified in annual performance appraisals.
- Individual learning and development plans were developed to assist employees into their roles.
- Arranged training according to the needs of Council as specified in Council and individual Development Plans.
- Examined in-house and external training courses and materials to ensure they were not discriminatory and consistent with EEO principles.
- Arranged training according to the needs of Council as specified in Council and individual Development Plans.
- Supported the professional development of employees when applying for Study Assistance by considering all applications on merit.

KEY AREA 8: EEO TARGET GROUPS

Objectives:

- To provide opportunities for those who are members of certain EEO target groups (eg. women, Non-English Speaking Background (NESB) Aboriginal & Torres Strait Islander (ATSI), people with a disability) to improve their skills to make them more marketable for employment.
- To provide options for mature aged workers.
- To convert positions - where appropriate - into traineeships or apprenticeships.
- To convert positions - where appropriate - into positions suitable for people with a disability.
- To convert positions - where appropriate - into part-time positions - suitable for people with a disability, or women.
- To provide flexible options for mature aged workers.
- To improve understanding of the needs and capabilities of people with a disability.
- To improve understanding of the needs and capabilities of people from a NESB and those who identify as ATSI.

Actions completed:

- Identified appropriate positions for active recruitment - employment, traineeships and work experience.
- Ascertained whether positions, as they became vacant, were suitable for redesign for a person with disability.
- Ascertained whether positions, as they became available, were suitable for redesign for part-time employment.
- Offered training to managers and staff to help new or existing staff who may have had physical, mental health or behavioural issues.

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Disability Inclusion Action Plan

The NSW Disability Inclusion Act 2014 requires local councils and NSW government departments to develop Disability Inclusion Action Plans (DIAPs).

The DIAP details the actions to be taken by our Council over a four-year period to build strong communities that are inclusive of people with disability and provides a public commitment to create more inclusive and accessible communities.

Hunter's Hill Council and Lane Cove Council have worked together to create a regional Disability Inclusion Action Plan (DIAP). This is the second Disability Inclusion Action Plan (DIAP) for these Councils under the NSW Disability Inclusion Act 2014. Over the past four years both councils have upgraded and built new accessible recreation and cultural facilities, improved accessibility of public buildings and spaces and delivered community awareness programs that recognise the value and skill that people with disability bring to our communities and workplaces.

This DIAP not only supports the inclusion and independence of people with lived experience of disability. It also enables many other members of the community to more easily participate and engage locally. By applying the principles of universal design to information, services and products, everyone in the community can benefit. Actions in this DIAP aim to address barriers that can impede fair access and negatively impact the lives of all people: their independence, participation, interactions and movement. The DIAP identifies actions for each Council over the next four years and addresses four focus areas:

- Attitudes and behaviours
- Liveable communities
- Employment
- Systems and processes

Key achievements in 2024-25 across the DIAP's four focus areas are outlined in this Annual Report.

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FOCUS AREA ONE ATTITUDES & BEHAVIOURS

- Shared local success stories and initiatives in Council communications to highlight the contribution of people with disability.
- Provided networking opportunities for local service providers.
- Continued to highlight inclusion as part of the criteria to access Council's Community Grants Program funding.
- Provided updates to Councillors, Council staff and community members about implementation of the DIAP and engagement and participation opportunities for development of a renewed plan.

FOCUS AREA TWO LIVEABLE COMMUNITIES

- Maintained and reviewed conditions and access of footpaths in and around village centres. Provided networking opportunities for local service providers.
- Encouraged social connection and inclusion through promotion of a Hunters Hill Connect app, as well as networking opportunities for local service providers and organisations.
- Supported local community transport organisation through networking, promotion and grants program.
- Provided home library service to residents unable to visit the library due to age, illness, disability or lack of mobility.
- Developed Signage Strategy to improve wayfinding across the entire Municipality.
- Implemented an additional disabled car parking space located at the Town Hall building.
- Applied Working from Home Policy to assist in providing flexible work arrangements for eligible employees.

FOCUS AREA THREE EMPLOYMENT

- Continued promotion and implementation of Council's Equal Employment Opportunity (EEO) Policy and EEO Action Plan.
- Promoted our Council in job recruitment ads as an equal opportunity employer, committed to ensuring a safe, accessible and inclusive work environment.
- Applied Working from Home Policy to assist in providing flexible work arrangements for eligible employees.

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FOCUS AREA FOUR SYSTEMS & PROCESSES

- Provided information on accessibility of Council facilities in venue and booking hire information.
- Improved Council Meeting accessibility using online broadcast with captioning, and opportunities for public participation via online meeting tools.
- Participated in and facilitated forums, networking and events with service providers.
- Consulted with community members, Council staff and other key stakeholders via a range of engagement methods in preparation for a renewed DIAP.
- Promoted opportunities for participation and access to Council services in-person, online and via phone.
- Committed to inclusive participation as part of an updated Community Engagement Strategy.
- Reviewed Council's website for accessibility.

HUNTER'S HILL COUNCIL RECONCILIATION ACTION PLAN

Reflect
April 2024 - April 2025



Annual Report 2023-24

Reflect – Reconciliation Action Plan (RAP)

In May 2024, we launched our first Reflect – Reconciliation Action Plan (RAP). This is a significant milestone and we will continue to instigate support for the RAP across our organisation and community, and drive the actions detailed within the action plan.

There are four RAP types – **Reflect, Innovate, Stretch and Elevate.**

Our Reflect RAP lays the foundations, priming the workplace for future RAPs and reconciliation initiatives.



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Companion Animals Act

Council's activities during the year in relation to complying with the Companion Animals Act 1988 (CA Act) and the Companion Animal Regulation 2018 are as follows:

- No cats or dogs were seized by Council.
- Three dog attacks were registered with Office of Local Government.
- Two unattended dogs were collected by Council rangers.

Off-leash areas in Hunters Hill

- Boronia Park – Oval 3.
- Clarkes Point Reserve – All day Monday – Friday and until 9:30am Saturday & Sunday.
- Gladesville Reserve – Lower – in sign-posted area all day Monday – Friday and until 9:30am Saturday & Sunday.
- Tarban Creek Reserve – East Side – Gladesville Road to Manning Road (Unrestricted).
- Riverglade Reserve – From east of the concrete spillway that runs between the two sediment ponds in the centre of the Reserve, to the eastern end of the Reserve i.e. at the pathway leading to Waruda Place (unrestricted).





Reporting Against The Delivery Program Objectives

The Delivery Program (DP) is a statement of commitment to the community from each newly elected Council and translates the community's strategic goals into clear actions.

The Delivery Program is the primary reference point for all activities undertaken by Council during its term of office. It allows Council to determine what is achievable over the next term of Council, which is a four-year period. This process involves setting priorities and delivery timeframes. This term it was a shorter three-year period.

Importantly, the Delivery Program allows Council to demonstrate how its 'business-as-usual' activities help achieve Community Plan objectives.

There is a clear link between the Community Strategic Plan (CSP), Delivery Program and the Operational Plan. Activities in the Delivery Program must clearly link to the strategies identified in the CSP and appear as more detailed actions in the Operational Plan.

The Delivery Program outlines how Council will engage with the community and other stakeholders to determine service level expectations and identifies appropriate measures. The Delivery Program highlights major projects and addresses ongoing improvements to the efficiency, productivity, financial management and governance of Council.

The following pages represent Council's commitment to reporting against the strategic objectives outlined within the Delivery Program and the actions highlighted in the Operational Plan. Objectives and actions sit within five CSP themes, which are:

- CONNECTED AND ACCESSIBLE INFRASTRUCTURE
- ENVIRONMENT, SUSTAINABILITY AND OPEN SPACE
- COMMUNITY AND BELONGING
- CHARACTER, HERITAGE AND PLACES
- GOVERNANCE, PARTICIPATION AND PARTNERSHIPS

Section Three

Delivery Program Reporting



Connected & Accessible Infrastructure

Our Goal: Maintain our local infrastructure so people can use, walk, drive, cycle and catch public transport safely and easily.



Strategic Objective	Operational Plan Action	2023–24 Update
Clean and accessible infrastructure is managed and maintained effectively.	Complete the street sweeping program.	<ul style="list-style-type: none"> The 2023–24 street sweeping program was completed according to schedule. Council increased the street sweeper schedule to ensure all streets in Hunters Hill were swept fortnightly.
	Implement actions from Disability Inclusion Action Plan (DIAP).	<ul style="list-style-type: none"> Council continued to implement actions from our Disability Action Plan (DIAP), including: <ul style="list-style-type: none"> finalisation of our very own Reconciliation Action Plan (RAP); supporting Sydney Community Services and their services and programs; Universal Design Principles in delivering major community projects; focus on accessibility via the installation of accessible paths and bus stops, supporting community groups via our Community Grant program; improving wayfinding around the LGA.
People are connected to their destination through improved public transport systems, linkages and networks.	Work with transport partners to advocate for the City Servicing.	<ul style="list-style-type: none"> Council continued to work with transport partners including Transport for NSW (TfNSW) to improve public transport in Hunters Hill. Local Traffic Committee Meetings were held quarterly throughout the year to improve road congestion and traffic safety. Reports considered and endorsed include installation of signage and line marking and changes to parking restrictions and work zones. Council has completed its second year of a three-year trial with the State Government to implement digital solutions that capture real time parking availability for accessible parking spaces, which are displayed on the Park'nPay app.
Levels of service and community need are reflected in the Asset Management Plan.	Review and update the Digital Asset Management Plan.	<ul style="list-style-type: none"> Council assessed the condition of its key infrastructure, including marine structures and parks infrastructure, and updated the Digital Asset Management Plan accordingly. Council updated condition assessments for all marine structures and parks.

Safe walking, cycling, and vehicle travel is supported and encouraged.	Complete the Capital Works Roads Program.	<ul style="list-style-type: none"> Council completed the Roads Renewal Program. The 2023–24 Capital Works Road Program included upgrades to: Barons Crescent, Bayview Crescent, Centenary Avenue, Durham Street, Farnell Street, Madeline Street, Passy Avenue, Prince Edward Street, Prince George Parade and The Point Road. Council conducted key maintenance projects to ensure our roads were well maintained.
	Complete the Capital Works Footpath Program.	<ul style="list-style-type: none"> Council completed the Footpath Renewals Program. The 2023–24 Capital Works Road Program included upgrades to: Campbell Street, Cowell Street, Crown Street, Downing Place, Ferdinand Street, Fern Road, Gray Street, Huntleys Point Road, Jeanneret Avenue, Makinson Street, Manning Road, Martin Street, Wandella Avenue and Alexandra Street.
	Implement the Hunters Hill Bike Plan.	<ul style="list-style-type: none"> Council is undertaking the design of traffic calming devices prescribed as part of the Hunter's Hill Council Bike Plan according to schedule.
	Implement recommendations of the Local Traffic Committee (LTC).	<ul style="list-style-type: none"> Council has been working with the Movement and Transport Advisory Committee to plan for its first Integrated Transport Strategy. This is planned for adoption in December 2024. Recommendations from the Local Traffic Committee have been implemented to regulate and improve traffic, parking, safety and amenity for our community. Council liaised with school principals in the Hunters Hill LGA (as a part of the School Principals Liaison Committee) to be informed about student safety concerns.
	Continue to deliver the Local Government Road Safety Program (LGRSP).	<ul style="list-style-type: none"> Partnerships took place with Lane Cove, Georges River and Hornsby councils to hold the 'Help Learner Drivers Become Safer Drivers' workshops, where record numbers of participants attended. Provided resources and engaged in different road safety activities including Road Safety Week; Walk Safely to School Day; Ride Safely to School Day; and, a Child Car Seat Checking program. Council worked with schools and preschools, Local Area Command Police and Transport for NSW to facilitate improvements to students' safety around school zones. Increased the knowledge, awareness and confidence of senior road users through the delivery of Senior Driver Workshops. The Movement and Transport Advisory Committee contributed to Council's draft Integrated Transport Strategy which includes road safety measures.

Environment, Sustainability & Open Space

Our Goal: Protect and sustain our environment so people can enjoy our outdoor spaces and places.



Strategic Objective	Operational Plan Action	2023-24 Update
Improved sustainability is reflected in policies, strategies, programs and projects.	Implement the actions in the Sustainability Action Plan.	<ul style="list-style-type: none"> Council has progressed several strategies, and policies within Council's sustainable strategic framework. Council adopted the Sustainability Framework in July 2023 that sets the strategic direction for the sustainability policy and associated strategies to be developed to address the goals of Council's Community Strategic Plan. The creation of a draft Net Zero Implementation Plan commenced in January 2024. It will set the practical roadmap for Council to reach net zero emissions in its operations and assist the community to reduce emissions through behaviour change and infrastructure uptake. Council's Sustainability Advisory Committee continued to provide advice on a range of initiatives.
	Reduce litter and waste sent to landfill.	<ul style="list-style-type: none"> The Regional Waste Strategy has been adopted by Council and we have continued to work towards the reduction of waste sent to landfill. Up to 95% of street sweeping waste is recycled and repurposed.
Community resilience to the impacts of climate change is supported through urban form and infrastructure management and health initiatives.	Develop a Resilience Strategy.	<ul style="list-style-type: none"> Council plans to deliver its Resilience Strategy in line with its adopted Strategic Sustainability Framework Schedule in 2024-25. The framework includes: understanding shocks and stresses managed through planning; reducing the temperature in our suburbs; monitoring metropolitan social cohesion and wellbeing; getting prepared for emergencies; engaging government, business, community and academic organisations to help develop and support the Strategy.
	Implement the actions in the Bushfire Risk Management Plan.	<ul style="list-style-type: none"> We have continued to attend the quarterly Hunters Hill, Lane Cove, Parramatta, Ryde Bushfire Risk Management Committee meetings and follow up on actions arising from these meetings where the draft Bush Fire Risk Management Plan is being completed.
Waste, water and energy consumption is reduced and managed effectively.	Investigate LED lighting.	<ul style="list-style-type: none"> Council continues to plan for its rollout of LED lighting throughout our local government area. Council commenced a new contract with Trellis in July 2023 for the online management and analysis of utility data (water, energy and gas). Council continued its contract for 100% renewable energy supply through Zen Energy. 34kw of solar was installed in the Town Hall in September 2023, saving significant emissions through energy use. Commenced plans to work towards food organics recycling service implementation. Council continued its commitment to the RecycleSmart program which diverted 12.5t of waste from landfill. Council continues to support the Northern Sydney Community Recycling Centre in Artarmon. The service collected over 200t from NSROC residents (over 1000 visits were from Hunter's Hill residents). The Yarn continues to offer a free drop-off point for selected items to be recycled. Council continued to support the shared service of a Waste Contracts Coordinator with Lane Cove Council to manage the delivery of the waste service.

Natural spaces, including our bushland, foreshores and waterways are protected and enhanced.	Implement bushcare programs which conserve flora, fauna and ecological communities.	<ul style="list-style-type: none"> Continued support of our 80 bushcare volunteers, local schools, Scouts and volunteer organisations, including: Habitat Network, ECOBEL, Greater Sydney Landcare Network (via Streamwatch), and the Parramatta River Catchment Group (PRCG) Biodiversity and Education Sub-committee (including PRAWN). We have an ongoing bushland management program in place including a fox control program, guided by quarterly Bushland Management Advisory Committee Meetings. Volunteers planted hundreds of native plants and participated in Clean Up Australia Day. A series of talks on small bird habitats and flying foxes took place, as well as a Battlers for the Bush tour. Council continued to work with Habitat Network on the Department of Planning Housing and Environment (DPHE) Biodiversity Corridors Grant, with ECOBEL to rehabilitate mangroves near Mount Street, a Local Land Services Grant for Buffalo Creek Reserve, a Sydney Water Grant for turtle habitat restoration along Tarban Creek and (two) Crown Land Grants. The Bushland Management Program, including a fox control program, was undertaken.
	Implement initiatives to improve the health of our waterways.	<ul style="list-style-type: none"> Continued work took place with the Parramatta River Catchment Group (PRCG) to improve the health of our waterways. Additional activities included participating in 'Get the Site Right' and a Regional Litter Prevention Strategy. In addition, the PRCG received significant funding from the State Government for a riverbank naturalisation project and stormwater compliance and education program. Through the Riverwatch and Beachwatch Programs, Council completed ongoing water quality monitoring at the proposed Bedlam Bay swim site and Woolwich Baths respectively. The draft Bedlam Bay Human Health Risk Assessment (HHRA) with additional water sampling was completed for review for the proposed swim site. In addition, staff and bushcare volunteers participated in the 'Streamwatch' water quality program, which included monitoring Tarban Creek, Brickmakers Creek and Buffalo Creek.
	Complete the tree heat mapping and tree register.	<ul style="list-style-type: none"> The tree heat mapping and tree register projects have been finalised and Council has used the data to determine tree maintenance requirements and future tree planting opportunities. Council has been working on the development of our Urban Forest Strategy due for completion in December 2024.



Character, Heritage & Places

Our Goal: Create a liveable place where everyone can enjoy our heritage, neighbourhoods, thriving village centres, parks, playgrounds and recreational areas.

Strategic Objective	Operational Plan Action	2023–24 Update
Neighbourhoods reflect local character, heritage and create a sense of belonging.	Complete the review of the LEP and DCP.	<ul style="list-style-type: none"> Council has adopted the Scoping Report to amend the LEP. The Department of Planning has received the amendments.
	Develop and implement Heritage Inventory Sheets to explain identified significance.	<ul style="list-style-type: none"> A detailed standard template for inventory sheets has been prepared by Council's Heritage Adviser. Heritage Inventory Sheets will be developed as development applications are submitted for heritage items.
	Implement Housing Strategy principles in Council's key strategic planning documents.	<ul style="list-style-type: none"> Council provides Sydney Housing Supply Forecast as a matter of process.
	Implement recommendations from the Local Strategic Planning Statement (LSPS).	<ul style="list-style-type: none"> A Planning Proposal for additional housing for Montefiore is with the Department of Planning for consideration. Strategic approach for additional housing in Gladesville has been adopted by Council.
Urban environments attract business investment, economic activity and place making initiatives.	Complete the Gladesville Masterplan.	<ul style="list-style-type: none"> Council adopted a program and budget to progress the Gladesville Masterplan. Our Councillors were briefed with an overview of the background and future options for the Masterplan.
	Work with Chambers of Commerce to support and promote local business initiatives.	<ul style="list-style-type: none"> No Chamber of Commerce meetings have been held with Council in 2023–24.
	Implement place-making initiatives and activations, including Figtree Park.	<ul style="list-style-type: none"> The Figtree Park upgrade was completed, through the NSW Government Public Spaces Legacy Program (PSLP) grant. Additional amenities will be implemented as funding becomes available.

Development application, regulation and monitoring services are streamlined.	Development Applications (DAs) are processed in accordance with service standards.	<ul style="list-style-type: none"> The average number of days taken to assess Development Applications decreased in 2023–24.
	Complete inspections and compliance of swimming pools, buildings and food premises.	<ul style="list-style-type: none"> A new register of 1500 pools was created and a Swimming Pool Inspection Program Policy was drafted. Letters of non-compliant or unregistered pools were issued to pool owners.
Parks, sports fields and playgrounds support inclusive and accessible play.	Review and update maintenance of playgrounds to include natural shade.	<ul style="list-style-type: none"> Council has completed its annual maintenance program for playgrounds in line with the Asset Management Plan and strategic needs. A new inclusive play space at Figtree Park was opened as part of the Playground Action Plan. It was funded by the NSW Public Spaces Legacy Program. Playground at Figtree Park completed.
	Deliver significant upgrades to Weil Park, Harding Memorial and Valentia Street playgrounds and include Cancer Council key principles.	<ul style="list-style-type: none"> Council completed all appropriate works in line with its renewal program including its Weil Park sportsfield improvements, seats, signs and bollards program. The installation of sand slit drainage at Weil Park was completed.
	Deliver upgrades to Gladesville Reserve to enhance sporting, recreational and community use.	<ul style="list-style-type: none"> Gladesville Reserve sporting fields were officially reopened in April 2024.
	Deliver a Community and Sporting Facility at Boronia Park.	<ul style="list-style-type: none"> The Boronia Park Sports and Community Facility building was completed. The upgraded multipurpose courts at Boronia Park were completed.
	Provide access to a swim site at Bedlam Bay.	<ul style="list-style-type: none"> The construction of the Bedlam Bay swim site is ready to sign with significant planning and procurement having taken place.
	Investigate the feasibility of sporting and amenity facilities at Bedlam Bay to support sporting and community groups.	<ul style="list-style-type: none"> Momentum specifically for this section will be a focal point in the second half of 2024.
	Investigate the feasibility of AFL use at Buffalo Creek Reserve.	<ul style="list-style-type: none"> Council has completed its initial feasibility process with AFL. The AFL has commissioned traffic and parking studies and will report back to Council in due course. Council's Sport and Recreation Advisory Committee has been fully briefed about the status of the project. AFL goalposts were also installed.
	Enhance sporting facilities at Buffalo Creek Reserve.	<ul style="list-style-type: none"> Council has completed significant upgrades within Buffalo Creek Reserve, including a new half basketball court and placement of new field lighting. Further upgrades to the park will be undertaken as part of Council's planned preventative maintenance program.

Governance, Participation & Partnerships

Our Goal: Bring people and local businesses together to share ideas and engage in collaborative projects.



Strategic Objective	Operational Plan Action	2023-24 Update
A vision of continuous improvement is shared by Councillors and Council staff.	Deliver professional development opportunities.	<ul style="list-style-type: none"> During the past 12 months, Council has committed to developing a highly skilled and flexible workforce. Council held the annual 'Big Day In' event for all staff, which focuses on their professional development. We have ensured that our employees are trained and competent in their respective areas of technical expertise and their level of competency reflects the work they are required to carry out. Where there have been gaps in performance, underperforming staff have been performance managed according to the expectations as set out in their work plans. This ensures clarity and agreed understanding of service standards, delegations and accountabilities. The provision of training interventions is an important part of the performance development and improvement process.
	Attract, select and retain qualified employees.	<ul style="list-style-type: none"> We have recruited a number of skilled employees, including a qualified and experienced Town Planner. We have also retained a very experienced and highly qualified Strategic Planner and Health & Building Surveyor. This has been significant, given the challenging labour market.
	Develop, implement and provide EEO for staff.	<ul style="list-style-type: none"> Over the past quarter we have continued to meet our EEO targets through: <ul style="list-style-type: none"> equitable recruitment and selection practices gender bias training for all employees equitable provision of training opportunities across Council completion of the RAP We have demonstrated our commitment to EEO by implementing policies such as Positive Duty and participating in gender bias training. The endorsement of our RAP in May 2024 further solidifies our commitment to EEO.
	Coordinate performance reviews and develop and implement initiatives that support and promote career development.	<ul style="list-style-type: none"> Performance reviews were completed. Performance reviews were aligned to our risk register and strategic objectives, to ensure alignment and consistency in approach.
	Implement the actions from the Audit, Risk and Improvement Committee.	<ul style="list-style-type: none"> The following audit reviews were completed: <ul style="list-style-type: none"> Development Application Assessments (September 2023) Expense Management (December 2023) Records Management (March 2024).

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Hunter's Hill Council

The community is aware of Council decisions through a transparent and democratic engagement process.	Deliver a diverse engagement program to enhance community awareness and participation.	<ul style="list-style-type: none"> Council continued to implement the Community Engagement Strategy and work cross-departmentally to provide up-to-date information to our community wherever possible. Engagement consisted of public exhibition of a number of policies and strategies, increased traffic via the Council website, face-to-face meetings with local community groups and stakeholders and increased social media engagement. The most successful engagement campaign held in 2023-24 was the Henley Precinct Masterplan project with hundreds of active community participants and stakeholders providing feedback and engaging in communication platforms.
Technology based initiatives are used to improve the customer service experience.	Implement the Digital and Customer Information Plan (DCIP).	<ul style="list-style-type: none"> All actions within the DCIP have been completed or are progressing.
Economic growth is facilitated through collaboration with community, government, sector and private partners.	Review the Section 7.12 Plan.	<ul style="list-style-type: none"> This project is scheduled for 2024-25 financial year.



Annual Report 2023-24

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Community & Belonging

Our Goal: Connect people to information and accessible experiences to help them feel included and safe in the community.

Strategic Objective	Operational Plan Action	2023-24 Update
Programs and community groups which promote active living, health and well-being are supported and encouraged.	Promote and organise health and well-being campaigns and programs for seniors.	<ul style="list-style-type: none"> The Seniors Festival event, 'Music and Morning Tea' was held in North Ryde. This event was a collaboration between local councils and senior services community organisations. It showcased local agencies and provided an opportunity for seniors to meet and enjoy a morning tea with entertainment.
	Provide annual Community Service Grants to local organisations.	<ul style="list-style-type: none"> The annual program of Community Grants was assessed and endorsed by Council. A total of \$20,000 was allocated to local community groups.
Services and facilities meet the needs of all generations.	Develop and support youth activities and services.	<ul style="list-style-type: none"> Young people volunteered at the Moocooboola Festival and their work was showcased and celebrated at Young in Art. The Skate and Celebrate event provided a free local youth event with workshops and activities.
	Continue to ensure that a library service is provided to residents.	<ul style="list-style-type: none"> We have continued to deliver an effective shared library service in conjunction with Lane Cove Council. There has been an increase in deliveries of the home library service, children taking part in Story Time and Baby Bounce, pick-ups and returns of library books and residents taking part in school holiday activities.
Activities and programs are designed to be welcoming, inclusive and promote safety.	Develop a Reconciliation Action Plan (RAP).	<ul style="list-style-type: none"> In May 2024, the launch of Council's Reflect Reconciliation Action Plan (RAP) marked a significant step towards fostering stronger relationships with the local Aboriginal and Torres Strait Islander communities. This landmark initiative underscores Council's commitment to promoting understanding, respect, and opportunities for Indigenous Australians within the region.
Community, cultural events and activities are coordinated and delivered inclusively.	Coordinate and deliver community, cultural events and activities.	<ul style="list-style-type: none"> The annual roster of civic, community and cultural events was successfully delivered, as well as special events for the re-openings of Gladesville Reserve and Figtree Park.





Hunter's Hill Council

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View Our Financial Statement
www.huntershill.nsw.gov.au/annualreport

The Council of the Municipality of Hunter's Hill

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2024



The Council of the Municipality of Hunter's Hill

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2024



The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2024

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The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2024

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

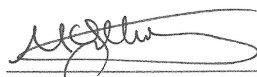
Signed in accordance with a resolution of Council made on 14 October 2024.



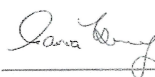
Zac Miles
Mayor
14 October 2024



Julia Prieston
Deputy Mayor
14 October 2024



Mitchell Murphy
General Manager
14 October 2024



Maria Kenny
Responsible Accounting Officer
14 October 2024

The Council of the Municipality of Hunter's Hill | Income Statement | for the year ended 30 June 2024

The Council of the Municipality of Hunter's Hill

Income Statement

for the year ended 30 June 2024

Original unaudited budget 2024	\$ '000	Notes	Actual 2024	Actual 2023
Income from continuing operations				
14,992	Rates and annual charges	B2-1	14,778	14,192
1,303	User charges and fees	B2-2	1,522	1,859
1,130	Other revenues	B2-3	1,469	1,497
1,371	Grants and contributions provided for operating purposes	B2-4	1,418	1,133
10,323	Grants and contributions provided for capital purposes	B2-4	7,878	2,466
739	Interest and investment income		1,110	775
—	Other income		151	147
130	Net gain from the disposal of assets		—	—
29,988	Total income from continuing operations		28,326	22,069
Expenses from continuing operations				
7,033	Employee benefits and on-costs	B3-1	6,409	6,050
9,575	Materials and services	B3-2	10,027	9,208
4,029	Depreciation, amortisation and impairment of non-financial assets	B3-3	3,867	4,174
1,476	Other expenses		1,087	963
157	Net loss from the disposal of assets		501	305
22,270	Total expenses from continuing operations		21,891	20,700
7,718	Net operating result for the year attributable to Council		6,435	1,369
Net operating result for the year before grants and contributions provided for capital purposes				
(2,605)			(1,443)	(1,097)

The above Income Statement should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill | Statement of Comprehensive Income | for the year ended 30 June 2024

The Council of the Municipality of Hunter's Hill

Statement of Comprehensive Income

for the year ended 30 June 2024

\$ '000	Notes	2024	2023
Net operating result for the year – from Income Statement		6,435	1,369
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-5	35,523	22,587
Total other comprehensive income for the year		35,523	22,587

The Council of the Municipality of Hunter's Hill | Statement of Financial Position | as at 30 June 2024

The Council of the Municipality of Hunter's Hill

Statement of Financial Position

as at 30 June 2024

\$ '000	Notes	2024	2023
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	12,798	12,673
Investments	C1-2	4,000	13,362
Receivables	C1-4	3,477	2,851
Inventories		3	3
Other		37	39
Total current assets		20,315	28,928
Non-current assets			
Investments	C1-2	3,168	2,522
Receivables	C1-4	—	2
Infrastructure, property, plant and equipment (IPPE)	C1-5	300,793	256,462
Total non-current assets		303,961	258,986
Total assets		324,276	287,914
LIABILITIES			
Current liabilities			
Payables	C2-1	5,910	6,144
Contract liabilities	C2-2	899	6,286
Employee benefit provisions	C2-3	1,139	1,114
Total current liabilities		7,948	13,544
Non-current liabilities			
Employee benefit provisions	C2-3	14	14
Total non-current liabilities		14	14
Total liabilities		7,962	13,558
Net assets		316,314	274,356
EQUITY			
Accumulated surplus		117,383	110,948
IPPE revaluation reserve		198,931	163,408
Council equity interest		316,314	274,356
Total equity		316,314	274,356

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill | Statement of Changes in Equity | for the year ended 30 June 2024

The Council of the Municipality of Hunter's Hill

Statement of Changes in Equity

for the year ended 30 June 2024

	Notes	2024			2023		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
\$ '000							
Opening balance at 1 July		110,948	163,408	274,356	109,579	140,821	250,400
Opening balance		110,948	163,408	274,356	109,579	140,821	250,400
Net operating result for the year		6,435	–	6,435	1,369	–	1,369
Net operating result for the period		6,435	–	6,435	1,369	–	1,369
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-5	–	35,523	35,523	–	22,587	22,587
Other comprehensive income		–	35,523	35,523	–	22,587	22,587
Total comprehensive income		6,435	35,523	41,958	1,369	22,587	23,956
Closing balance at 30 June		117,383	198,931	316,314	110,948	163,408	274,356

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill | Statement of Cash Flows | for the year ended 30 June 2024

The Council of the Municipality of Hunter's Hill

Statement of Cash Flows

for the year ended 30 June 2024

Original unaudited budget 2024	\$ '000	Notes	Actual 2024	Actual 2023
Cash flows from operating activities				
Receipts:				
14,992	Rates and annual charges		14,556	14,327
1,303	User charges and fees		337	2,483
739	Interest received		994	408
11,694	Grants and contributions		4,698	4,255
—	Bonds, deposits and retentions received		206	309
1,260	Other		1,571	1,201
Payments:				
(7,033)	Payments to employees		(6,525)	(5,813)
(9,575)	Payments for materials and services		(10,808)	(8,730)
(1,633)	Other		(595)	(881)
11,747	Net cash flows from operating activities	F1-1	4,434	7,559
Cash flows from investing activities				
Receipts:				
—	Redemption of term deposits		8,867	—
—	Proceeds from sale of IPPE		77	49
Payments:				
—	Purchase of investments		—	(1,499)
(16,362)	Payments for IPPE		(13,253)	(3,993)
(16,362)	Net cash flows from investing activities		(4,309)	(5,443)
(4,615)	Net change in cash and cash equivalents		125	2,116
10,557	Cash and cash equivalents at beginning of year		12,673	10,557
5,942	Cash and cash equivalents at end of year	C1-1	12,798	12,673
—	plus: Investments on hand at end of year	C1-2	7,168	15,884
5,942	Total cash, cash equivalents and investments		19,966	28,557

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

The Council of the Municipality of Hunter's Hill

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

The Council of the Municipality of Hunter's Hill

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 28 October 2024. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The material accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2021 (Regulation)*, and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not-for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- i. estimated fair values of infrastructure, property, plant and equipment – refer Note C1-5.
- ii. employee benefit provisions – refer Note C2-3.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993 (NSW)*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the Council's financial statements.

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Volunteer services

Council does not have material dependence on volunteer services. Volunteers are utilised in Cultural Events & Bushland. These services are not recognised due to their nature as a large percentage would not go ahead should there not be volunteers to undertake the roles and their non-material value.

continued on next page ...

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A1-1 Basis of preparation (continued)

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2024 reporting period. Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2023.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2024.

The following new standard is effective for the first time at 30 June 2024:

- **AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates**

The most significant change introduced by this standard is to remove the requirement to disclose significant accounting policies and instead require disclosure of material accounting policy information.

"Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements."

In applying the new requirements, Council has after taking into account the various specific facts and circumstances applied professional judgement to ensure it discloses only material accounting policies as opposed to significant accounting policies throughout these financial statements.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Functions or activities										
Governance, participation & partnerships	–	–	–	–	–	–	–	–	–	–
Rates	11,380	10,950	149	111	11,231	10,839	–	–	965	719
Financial Management	1,709	1,457	817	804	892	653	395	476	3,450	11,822
Access to Information	–	1	832	640	(832)	(639)	–	–	–	–
Council and Governance	–	–	244	222	(244)	(222)	–	–	279	279
Communications and Engagement	–	–	183	268	(183)	(268)	–	–	–	–
Emergency Services	–	–	678	575	(678)	(575)	–	–	–	–
Office of the General Manager	–	–	813	758	(813)	(758)	–	–	–	–
Proper Management and Strategy	–	–	42	104	(42)	(104)	–	–	–	139
Recruitment and Staff Development	19	–	628	488	(609)	(488)	–	–	105	78
Risk and Insurance	–	16	392	467	(392)	(451)	–	–	175	277
Software and Information Systems	–	3	879	982	(879)	(979)	–	3	468	541
Connected & inclusive infrastructure	–	–	–	–	–	–	–	–	–	–
Asset Management and Planning	–	–	298	430	(298)	(430)	–	–	–	–
Footpaths	162	1	449	391	(287)	(390)	–	–	10,861	10,288
Kerbs and Gutters	–	–	314	310	(314)	(310)	–	–	15,598	14,370
Marine Structures	138	64	993	25	(855)	39	110	47	32,067	10,058
Roads	1,399	1,087	3,652	2,962	(2,253)	(1,875)	745	275	52,594	49,530
Roads restorations	116	465	157	342	(41)	123	–	–	–	–
Stormwater and drainage	–	–	341	380	(341)	(380)	–	–	19,283	17,167
Traffic and transport	471	612	472	394	(1)	218	118	286	1,021	488
Environment, sustainability & open space	–	–	–	–	–	–	–	–	–	–
Biodiversity and waterways	42	70	395	337	(353)	(267)	42	70	15	–
Tree management and protection	9	13	264	287	(255)	(274)	–	–	–	–
Sustainability	–	3	105	157	(105)	(154)	–	3	7,023	1,373
Waste and recycling	3,111	2,972	2,266	2,504	845	468	–	–	2,119	1,732
Community & belonging	–	–	–	–	–	–	–	–	–	–
Community initiatives	12	4	237	173	(225)	(169)	12	4	20	–
Events	91	91	373	305	(282)	(214)	4	22	–	–
Library Services	97	104	414	395	(317)	(291)	96	98	87	91
Character, heritage & places	–	–	–	–	–	–	–	–	–	–

continued on next page ...

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B1-1 Functions or activities – income, expenses and assets (continued)

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Building control	250	1	206	2	44	(1)	–	–	–	–
Development applications	1,076	651	1,595	1,565	(519)	(914)	648	81	6,023	5,435
Heritage and strategic planning	12	11	310	259	(298)	(248)	13	11	273	–
Public health and safety	738	652	454	420	284	232	–	–	–	–
Buildings - Community	3,274	901	1,318	1,697	1,956	(796)	3,024	554	10,709	10,283
Buildings Reserves	–	–	454	129	(454)	(129)	–	–	45,992	45,656
Parks and gardens	2,297	1,553	799	1,628	1,498	(75)	2,234	1,415	114,949	107,404
Sporting Fields	1,923	387	368	189	1,555	198	1,855	254	200	184
Total functions and activities	28,326	22,069	21,891	20,700	6,435	1,369	9,296	3,599	324,276	287,914

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Hunter's Hill Council mission is to protect and enhance the integrity, character, liveability and residential amenity of Hunters Hill as Australia's oldest garden suburb – through leadership, partnership, community involvement and the pursuit of excellence. This is implemented through the following themes of its Community Strategic Plan, with budgets and actual expenditure monitored and reported to Councils and functions listed below:

Connected & inclusive infrastructure

Our goal is to maintain and enhance our local infrastructure so people can use, walk, drive, cycle and catch public transport safely and easily.

This is delivered through the following functions and activities: Asset Management & Planning; Footpaths; Kerb & Gutters; Marine Structures; Roads & Roads restorations; Street Cleaning, Stormwater & Drainage and Traffic & Transport.

Environment, sustainability & open space

Our goal is to protect and sustain our environment so people can enjoy our outdoor spaces and places.

This is delivered through the following functions and activities: Biodiversity & Waterways; Sustainability Initiatives; Tree Management & Protection; and Waste & Recycling.

Community & belonging

Our goal is to connect people to information and accessible experiences to help them feel included and safe in the community.

This is delivered through the following functions and activities: Community Initiatives (which includes aged & disability, arts & culture and youth programs); Community Events and Library Services.

Character, heritage & places

Our goal is to create a liveable place where everyone can enjoy our heritage, neighbourhoods, thriving village centres, parks, playgrounds and recreational areas.

This is delivered through the following functions and activities: Building & Development; Community & Open Space Buildings; Community Enforcement; Heritage & Strategic Planning; Parks & Gardens; Playgrounds; Public Health & Safety and Sporting Fields.

Governance, participation & partnerships

Our goal is to bring people and local business together to share ideas and engage in collaborative projects.

This is delivered through the following functions and activities: Access to Information; Communications; Council & Governance; Emergency Services; Financial Management; Office of the General Manager; People & Culture; Property; Rating; Risk & Insurance; and Software & Information Systems.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2 Sources of income**B2-1 Rates and annual charges**

\$ '000	2024	2023
Ordinary rates		
Residential	10,547	9,651
Less: pensioner rebates (mandatory)	(50)	(50)
Business	335	308
Rates levied to ratepayers	10,832	9,909
Pensioner rate subsidies received	28	27
Total ordinary rates	10,860	9,936
Special rates		
Environmental	–	220
Other	–	311
Community facilities	459	420
Rates levied to ratepayers	459	951
Total special rates	459	951
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	3,404	3,262
Section 611 charges	65	53
Less: pensioner rebates (mandatory)	(23)	(24)
Annual charges levied	3,446	3,291
Pensioner annual charges subsidies received:		
– Domestic waste management	13	14
Total annual charges	3,459	3,305
Total rates and annual charges	14,778	14,192

Council has used 2022 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2-2 User charges and fees

\$ '000	Timing	2024	2023
Specific user charges (per s502 - specific 'actual use' charges)			
Waste management services (non-domestic)	2	224	215
Total specific user charges		224	215
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s608)			
Inspection services	2	119	34
Planning and building regulation	2	572	590
Section 10.7 certificates (EP&A Act)	2	47	41
Section 603 certificates	2	23	20
Total fees and charges – statutory/regulatory		761	685
(ii) Fees and charges – other (incl. general user charges (per s608))			
Community centres	2	107	129
Lease rentals	2	24	35
Leaseback fees – Council vehicles	2	7	14
Reserves and Sporting Fields	2	68	133
Parking fees	2	124	133
Restoration charges	2	67	515
Stand Plant Applications	2	140	–
Total fees and charges – other		537	959
Total other user charges and fees		1,298	1,644
Total user charges and fees		1,522	1,859
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		–	–
User charges and fees recognised at a point in time (2)		1,522	1,859
Total user charges and fees		1,522	1,859

Material accounting policy information

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2-3 Other revenues

\$ '000	Timing	2024	2023
Rental income – other council properties	1	261	279
Bus shelter contract - License fee	1	228	193
Fines -other	2	93	75
Fines – parking	2	656	588
Commissions and agency fees	2	8	10
Sundry rents and charges	2	179	318
Other	2	44	34
Total other revenue		1,469	1,497

Timing of revenue recognition for other revenue

Other revenue recognised over time (1)	489	472
Other revenue recognised at a point in time (2)	980	1,025
Total other revenue	1,469	1,497

Material accounting policy information for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2-4 Grants and contributions

\$ '000	Timing	Operating 2024	Operating 2023	Capital 2024	Capital 2023
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	22	62	–	–
Financial assistance – local roads component	2	2	62	–	–
Payment in advance - future year allocation					
Financial assistance – general component	2	373	413	–	–
Financial assistance – local roads component	2	133	156	–	–
Other					
Other grants		–	–	–	554
Amount recognised as income during current year		530	693	–	554
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Community care	2	–	3	–	–
Environmental programs	2	–	5	–	–
Heritage and cultural	2	13	11	–	–
Library – per capita	2	96	98	–	–
Recreation and culture	2	42	90	7,187	982
Traffic route subsidy	2	118	147	–	–
Transport (roads to recovery)	2	–	–	15	–
Transport (other roads and bridges funding)	2	595	77	–	–
Other specific grants	2	–	–	1	–
Roads and bridges	2	–	–	–	139
Tourism	2	3	6	–	–
Other contributions	2	21	3	–	–
Total special purpose grants and non-developer contributions – cash		888	440	7,203	1,121
Total special purpose grants and non-developer contributions (tied)		888	440	7,203	1,121
Total grants and non-developer contributions		1,418	1,133	7,203	1,675

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2-4 Grants and contributions (continued)

\$ '000	Timing	Operating 2024	Operating 2023	Capital 2024	Capital 2023
Comprising:					
– Commonwealth funding		530	693	15	–
– State funding		867	416	4,206	1,675
– Other funding		21	24	2,982	–
		1,418	1,133	7,203	1,675

Developer contributions

\$ '000	Notes	Timing	Operating 2024	Operating 2023	Capital 2024	Capital 2023
Developer contributions:						
(s7.4 & s7.11 - EP&A Act, s64 of the LGA):						
	F3					
Cash contributions						
S 7.11 – contributions towards amenities/services		2	–	–	27	–
S 7.12 – fixed development consent levies		2	–	–	648	791
Total developer contributions – cash			–	–	675	791
Total developer contributions			–	–	675	791
Total contributions			–	–	675	791
Total grants and contributions			1,418	1,133	7,878	2,466
Timing of revenue recognition for grants and contributions						
Grants and contributions recognised over time (1)			–	–	–	–
Grants and contributions recognised at a point in time (2)			1,418	1,133	7,878	2,466
Total grants and contributions			1,418	1,133	7,878	2,466

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2024	Operating 2023	Capital 2024	Capital 2023
Unspent grants and contributions				
Unspent funds at 1 July	656	148	6,928	5,034
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	55	654	2,589	3,498
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(685)	(146)	(8,849)	(1,604)
Unspent funds at 30 June	26	656	668	6,928
Contributions				
Unspent funds at 1 July	–	–	1,966	1,344
Add: contributions received and not recognised as revenue in the current year	–	–	617	842
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	–	–	(372)	(220)
Unspent contributions at 30 June	–	–	2,211	1,966

Unspent contributions refer to Section 7.11 contributions received but not yet spent.

Material accounting policy information

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include the completion of specific works or projects. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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B2-4 Grants and contributions (continued)

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B3 Costs of providing services**B3-1 Employee benefits and on-costs**

\$ '000	2024	2023
Salaries and wages	5,536	5,181
Employee leave entitlements (ELE)	(10)	15
Superannuation	622	571
Workers' compensation insurance	165	174
Fringe benefit tax (FBT)	12	24
Other Employee benefits		
Travel expenses	8	5
Training costs (other than salaries and wages)	65	80
Other - Employee assistance program	11	—
Total employee costs expensed	6,409	6,050

Material accounting policy information

Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note D3-1 for more information.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B3-2 Materials and services

\$ '000	Notes	2024	2023
Consultancy costs		634	214
Advertising		52	54
Raw materials and consumables		1,523	1,132
Contractor costs		5,307	5,680
Audit Fees	E2-1	135	121
Bank charges		46	45
Electricity and heating		116	161
Insurance		325	350
Printing and stationery		69	62
Street lighting		141	148
Subscriptions and publications		629	533
Telephone and communications		44	45
Valuation fees		14	–
Councillor and Mayoral fees and associated expenses	E1-2	209	192
Legal expenses:			
– Legal expenses: planning and development		669	411
– Legal expenses: other		65	25
Other		49	35
Total materials and services		10,027	9,208
Total materials and services		10,027	9,208

Material accounting policy information

Expenses are recorded on an accruals basis as the Council receives the goods or services.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B3-3 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2024	2023
Depreciation and amortisation			
Plant and equipment		167	146
Office equipment		163	320
Furniture and fittings		27	34
Infrastructure:	C1-5		
– Buildings		621	614
– Other structures		943	1,015
– Roads		1,190	1,270
– Footpaths		211	206
– Kerb and guttering		256	240
– Other road assets		106	68
– Stormwater drainage		183	261
Total gross depreciation and amortisation costs		3,867	4,174
Total depreciation and amortisation costs		3,867	4,174
Total depreciation, amortisation and impairment for non-financial assets		3,867	4,174

Material accounting policy information**Depreciation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-6 for IPPE assets.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B4 Performance against budget

B4-1 Material budget variations

Council's original budget was adopted by the Council on 26 June 2023 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2024 Budget	2024 Actual	2024 ----- Variance -----	
Revenues				
User charges and fees	1,303	1,522	219	17% F
This financial year, Council raised additional revenue from Notices and Orders, Building Information Certificates and Food Inspection Fees. Council also received a re-zoning application which was unbudgeted (these applications are not budgeted, as they are rarely received). DA fees were also modestly above budget. Due to increased building activity in the LGA, Council also collected additional revenue over budget from Stand Plant and Driveway applications.				
Other revenues	1,130	1,469	339	30% F
Fine collection (including those for development and building activity) exceeded budget. Events income and sponsorship also exceeded budget. Credit card surcharge fees were also increased in excess of original budget in order to facilitate cost recovery for bank charges.				
Capital grants and contributions	10,323	7,878	(2,445)	(24)% U
The material difference between budget and actual capital grant income being recognised, is due to staging of capital projects being bought forward to the next financial year. Key projects include Bedlam Bay swimming enclosure, funded from the NSW Places to Swim program and Figtree Park Amenities, funded through the NSW Public Spaces Legacy Program.				
Interest and investment revenue	739	1,110	371	50% F
Council implemented a pro-active Investment Strategy. Material income was derived from high interest yielding term deposits, along with Bond and Floating Rate Note income.				
Expenses				
Other expenses	1,476	1,087	389	26% F
The material difference for other expenses includes payment to Lane Cove Council for Shared Library Services being underbudget.				
Net losses from disposal of assets	157	501	(344)	(219)% U
This expense includes civic assets which are near to end of useful asset life, and the corresponding write-off figure from the asset register. Material values came from roads and footpaths.				

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

B4-1 Material budget variations (continued)

\$ '000	2024 Budget	2024 Actual	2024 ----- Variance -----	
Statement of cash flows				
Cash flows from operating activities	11,747	4,434	(7,313)	(62)% U
Council's budget included grant income of \$11.7M. Actual income through the cashflow was only \$4.4M as much of the funding was from contract liabilities.				
Cash flows from investing activities	(16,362)	(4,309)	12,053	(74)% F
As per the above comment, funding from term deposit drawdowns were not budgeted to fund the capital works program.				

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C Financial position**C1 Assets we manage****C1-1 Cash and cash equivalents**

\$ '000	2024	2023
Cash assets		
Cash on hand and at bank	2,267	1,390
Cash equivalent assets		
– Short-term deposits	10,531	11,283
Total cash and cash equivalents	12,798	12,673

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-2 Financial investments

\$ '000	2024 Current	2024 Non-current	2023 Current	2023 Non-current
Financial assets at fair value through the profit and loss				
Managed funds	–	2,116	1,487	1,989
NCD's, FRN's (with maturities > 3 months)	–	507	–	–
Total	–	2,623	1,487	1,989
Debt securities at amortised cost				
Long term deposits	4,000	–	11,875	–
Equity securities at fair value through other comprehensive income				
CivicRisk	–	545	–	533
Total	–	545	–	533
Total cash assets, cash equivalents and investments	16,798	3,168	26,035	2,522

Material accounting policy information

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Fair value through other comprehensive income – equity instruments

Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss.

Other net gains and losses excluding dividends are recognised in the Other Comprehensive Income Statement.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2024	2023
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	19,966	28,557
Less: Externally restricted cash, cash equivalents and investments	(5,413)	(8,928)
Cash, cash equivalents and investments not subject to external restrictions	14,553	19,629
External restrictions		
External restrictions – included in liabilities		
External restrictions included in cash, cash equivalents and investments above comprise:		
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	2,211	1,828
Other developer contributions	138	138
Specific purpose unexpended grants (recognised as revenue) – general fund	694	4,825
Domestic waste management	1,023	1,023
Other special levies	1,347	1,114
External restrictions – other	5,413	8,928
Total external restrictions	5,413	8,928

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2024	2023
(b) Internal allocations		
Cash, cash equivalents and investments not subject to external restrictions	14,553	19,629
Less: Internally restricted cash, cash equivalents and investments	(12,611)	(9,452)
Unrestricted and unallocated cash, cash equivalents and investments	1,942	10,177
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
Plant and vehicle replacement	426	426
Employees leave entitlement	801	777
Carry over works Boronia Park	–	2,699
Deposits, retentions and bonds	3,674	3,469
Construction of buildings	195	195
Office equipment	229	343
Road reconstruction	224	465
Elections	279	279
Insurance reserve	138	238
Property strategy	–	49
Sustainability Reserve	197	259
Other	–	163
Council work depot - LC	–	90
Asset Re-purposing	5,479	–
Traffic and transport	71	–
Boronia Park - disposal soil	87	–

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

\$ '000	2024	2023
Safety and welfare expenses - OH&S incentive	34	—
Community initiatives and minor capital works	20	—
Stormwater and marine maintenance reserve	15	—
Community Building Maintenance Reserve	11	—
Depot Operations Strategy	459	—
Gladesville Masterplan	260	—
Contributions for Hillman orchard restoration project	12	—
Total internal allocations	12,611	9,452

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

\$ '000	2024	2023
(c) Unrestricted and unallocated		
Unrestricted and unallocated cash, cash equivalents and investments	1,942	10,177

C1-4 Receivables

\$ '000	2024 Current	2024 Non-current	2023 Current	2023 Non-current
Rates and annual charges	910	—	685	2
Interest and extra charges	55	—	34	—
User charges and fees	1,096	—	709	—
Accrued revenues				
– Interest on investments	533	—	438	—
– Other income accruals	638	—	477	—
Other debtors	174	—	430	—
Payroll Debtor	71	—	78	—
Total	3,477	—	2,851	2
Total net receivables	3,477	—	2,851	2

Material accounting policy information

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-5 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2023			Asset movements during the reporting period							At 30 June 2024		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	Adjustments and transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000													
Capital work in progress	2,073	–	2,073	–	7,307	–	–	–	–	–	9,380	–	9,380
Plant and equipment	1,266	(670)	596	203	–	(47)	(167)	–	–	–	1,301	(716)	585
Office equipment	2,149	(1,951)	198	204	–	–	(163)	–	–	–	2,353	(2,114)	239
Furniture and fittings	495	(319)	176	19	–	–	(27)	–	–	–	514	(346)	168
Land:													
– Operational land	40,611	–	40,611	–	–	–	–	–	–	–	40,611	–	40,611
– Community land	96,391	–	96,391	–	–	–	–	–	–	6,441	102,832	–	102,832
Infrastructure:													
– Buildings – non-specialised	11,300	(4,970)	6,330	92	–	(12)	–	(133)	–	1,719	14,761	(6,765)	7,996
– Buildings – specialised	21,026	(10,862)	10,164	88	25	(6)	(621)	133	(458)	–	17,979	(8,653)	9,326
– Other structures	20,914	(11,201)	9,713	155	3,111	–	(943)	–	–	19,627	54,217	(22,554)	31,663
– Roads	62,459	(16,581)	45,878	1,327	66	(278)	(1,190)	–	–	3,815	68,288	(18,672)	49,616
– Footpaths	15,029	(4,741)	10,288	260	–	(141)	(211)	–	–	665	16,028	(5,167)	10,861
– Kerb and guttering	20,412	(6,042)	14,370	189	–	(56)	(256)	–	–	1,350	22,442	(6,844)	15,598
– Other road assets (including bulk earthworks)	3,402	(895)	2,507	23	31	–	(106)	–	–	179	3,710	(1,075)	2,635
– Stormwater drainage	27,284	(10,117)	17,167	49	100	(35)	(183)	–	–	2,185	30,886	(11,603)	19,283
Total infrastructure, property, plant and equipment	324,811	(68,349)	256,462	2,609	10,640	(575)	(3,867)	–	(458)	35,981	385,302	(84,509)	300,793

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-5 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2022			Asset movements during the reporting period							At 30 June 2023		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000													
Capital work in progress	592	–	592	1,631	–	–	(150)	–	–	–	2,073	–	2,073
Plant and equipment	1,240	(663)	577	188	(23)	(146)	–	–	–	–	1,266	(670)	596
Office equipment	2,492	(2,034)	458	–	60	(320)	–	–	–	–	2,149	(1,951)	198
Furniture and fittings	495	(285)	210	–	–	(34)	–	–	–	–	495	(319)	176
Land:													
– Operational land	33,282	–	33,282	–	–	–	–	–	–	7,329	40,611	–	40,611
– Community land	83,369	–	83,369	–	–	–	–	–	–	13,022	96,391	–	96,391
Infrastructure:													
– Buildings – non-specialised	9,726	(4,368)	5,358	50	(7)	–	–	(737)	–	389	11,300	(4,970)	6,330
– Buildings – specialised	20,600	(9,975)	10,625	82	(13)	(614)	–	737	–	624	21,026	(10,862)	10,164
– Other structures	18,644	(9,180)	9,464	182	(13)	(1,015)	–	–	–	1,095	20,914	(11,201)	9,713
– Roads	71,024	(22,004)	49,020	1,038	(150)	(1,270)	140	–	(2,900)	–	62,459	(16,581)	45,878
– Footpaths	14,731	(4,717)	10,014	431	(77)	(206)	–	–	–	126	15,029	(4,741)	10,288
– Other road assets (including bulk earthworks)	2,316	(435)	1,881	1	–	(68)	10	–	–	683	3,402	(895)	2,507
– Stormwater drainage	25,871	(9,288)	16,583	105	(24)	(261)	–	–	–	764	27,284	(10,117)	17,167
– Kerb and guttering	19,186	(6,209)	12,977	247	(69)	(240)	–	–	–	1,455	20,412	(6,042)	14,370
Total infrastructure, property, plant and equipment	303,568	(69,158)	234,410	3,955	(316)	(4,174)	–	–	(2,900)	25,487	324,811	(68,349)	256,462

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-5 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Land is not depreciated. The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the Council will obtain ownership at the end of the lease term. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	5 to 10	Playground equipment	5 to 20
Office furniture	10 to 20	Benches, seats etc.	5 to 10
Vehicles	5 to 8		
Other plant and equipment	5 to 15	Buildings	
		Buildings: masonry	50 to 100
		Buildings: other	50 to 100
Transportation assets		Stormwater assets	
Sealed roads: surface	10 to 25	Drains	60 to 150
Sealed roads: structure	60 to 100		
Kerb, gutter and footpaths	20 to 80		
Other Infrastructure	10 to 70		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C1-5 Infrastructure, property, plant and equipment (continued)

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C2 Liabilities of Council**C2-1 Payables**

\$ '000	2024 Current	2024 Non-current	2023 Current	2023 Non-current
Goods and services – operating expenditure	1,079	–	1,860	–
Accrued expenses:				
– Salaries and wages	55	–	196	–
– Other expenditure accruals	866	–	429	–
Security bonds, deposits and retentions	3,674	–	3,468	–
Government departments and agencies	54	–	10	–
Prepaid rates	182	–	181	–
Total payables	5,910	–	6,144	–

Material accounting policy information

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

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C2-2 Contract Liabilities

\$ '000	Notes	2024 Current	2024 Non-current	2023 Current	2023 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	668	–	5,266	–
Total grants received in advance		668	–	5,266	–
User fees and charges received in advance:					
Other		231	–	1,020	–
Total user fees and charges received in advance		231	–	1,020	–
Total contract liabilities		899	–	6,286	–

Notes

(i) Council has received funding to construct assets including sporting facilities and playspace. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

Significant changes in contract liabilities

The decrease in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control.

Material accounting policy information

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

C2-3 Employee benefit provisions

\$ '000	2024 Current	2024 Non-current	2023 Current	2023 Non-current
Annual leave	389	–	366	–
Long service leave	648	14	636	14
Other leave	102	–	112	–
Total employee benefit provisions	1,139	14	1,114	14

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2024	2023
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	583	574
	583	574

Material accounting policy information

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

C3 Reserves

C3-1 Nature and purpose of reserves

IPPE Revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

\$ '000	Carrying value 2024	Carrying value 2023	Fair value 2024	Fair value 2023
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	12,798	12,673	16,798	12,673
Receivables	3,477	2,853	3,477	4,516
Investments				
– Debt securities at amortised cost	4,000	11,875	–	–
Fair value through other comprehensive income				
Investments				
– Equity securities at fair value through other comprehensive income	545	533	533	533
Fair value through profit and loss				
Investments				
– Amortised cost	2,623	3,476	2,623	3,476
Total financial assets	23,443	31,410	23,431	21,198
Financial liabilities				
Payables	5,910	6,144	5,910	6,144
Total financial liabilities	5,910	6,144	5,910	6,144

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- Financial assets classified (i) 'at fair value through profit and loss' or (ii) 'available-for-sale' – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D1-1 Risks relating to financial instruments held (continued)

- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.
Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

(a) Market risk – interest rate and price risk

\$ '000	2024	2023
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	173	246
Impact of a 10% movement in price of investments		
– Equity / Income Statement	50	–

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile**Receivables – rates and annual charges**

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2024				
Gross carrying amount	–	887	23	910
2023				
Gross carrying amount	–	671	16	687

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D1-1 Risks relating to financial instruments held (continued)

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2024						
Gross carrying amount	1,071	230	110	115	1,041	2,567
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ECL provision	—	—	—	—	—	—
2023						
Gross carrying amount	(549)	1,692	206	69	748	2,166
Expected loss rate (%)	0.00%	0.00%	0.00%	10.00%	7.30%	2.84%
ECL provision	—	—	—	7	55	62

(c) Liquidity risk

Payables are subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
\$ '000							
2024							
Payables	0.00%	3,674	2,236	—	—	5,910	5,910
Total financial liabilities		3,674	2,236	—	—	5,910	5,910
2023							
Payables	0.00%	3,468	2,721	—	—	6,189	6,144
Total financial liabilities		3,468	2,721	—	—	6,189	6,144

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

– Infrastructure, property, plant and equipment

All assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability

		Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
\$ '000	Notes	2024	2023	2024	2023	2024	2023
Recurring fair value measurements							
Infrastructure, property, plant and equipment	C1-5						
Plant & Equipment		–	–	585	596	585	596
Office Equipment		–	–	239	198	239	198
Furniture & Fittings		–	–	168	176	168	176
Operational Land		40,611	40,611	–	–	40,611	40,611
Community Land		–	–	102,832	83,369	102,832	83,369
Building – Non Specialised		–	–	7,996	5,604	7,996	5,604
Building – Specialised		–	–	9,326	10,511	9,326	10,511
Other Structures		–	–	31,663	9,684	31,663	9,684
Roads		–	–	49,616	45,783	49,616	45,783
Footpaths		–	–	10,861	10,288	10,861	10,288
Kerb & Guttering		–	–	15,598	14,354	15,598	14,354
Other road assets		–	–	2,635	2,092	2,635	2,092
Stormwater Drainage		–	–	19,283	17,167	19,283	17,167
Total infrastructure, property, plant and equipment		40,611	40,611	250,802	199,822	291,413	240,433

Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

This asset class comprises all of Council's land classified as Operational Land and Community Land under the NSW Local Government Act 1993. The key unobservable inputs to the valuation are the price per square metre and market price. The operational Land valuation was undertaken at 30 June 2023 and was performed by APV Valuers and Asset Management. The Community Land valuation was performed by Valuer General at 30 June 2024.

Where there is directly comparable market evidence, Level 2 valuation inputs were used to value land held in freehold title as well as land used for special purposes which is restricted in use under current zoning rules. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size.

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D2-1 Fair value measurement (continued)

Land assets that have no comparable observable market evidence were subsequently valued at the Level 3 valuation input hierarchy using the professional judgement of a Registered Valuer adjusted for price per square metre of sales sites not in close proximity which provided only a low level of comparability.

Council's Plant, Office Equipment and Furniture & Fittings include:

- Plant: Truck, tractors, mowers
- Fleet: Cars, Utes
- Office Equipment: Computer hardware/software, document management
- Furniture & Fittings: Desks, chairs, window coverings

Plant, Office Equipment, Furniture & Fittings are valued at cost but are disclosed at fair value in the notes. Level 3 unobservable inputs include consumption pattern, useful life, residual value and asset condition.

Buildings were valued by Brightly Australia at 30 June 2024. Residential properties were valued on Level 3 valuation inputs using comparable properties after adjusting for differences in attributes such as property size.

Specialised buildings were valued using the cost approach by estimating the replacement cost for each building by componentising the buildings and subsequent useful lives. Level 3 valuation inputs required Professional Judgement to estimate unobservable inputs such as residual value, useful life, consumption patterns, asset condition and remaining service potential.

The asset classes comprised of Road, Kerb and Channel, Structure, Car Park, Bridge, Footpath, Traffic Signs, Stormwater Drain, Stormwater Pit and Other structures were valued using Level 3 valuation inputs using the cost approach.

This approach estimates the replacement cost for each asset into component level with differing useful lives. While the unit rates based on square metres or similar capacity could be supported from market evidence (Level 2), other inputs such as estimated residual life, useful life, consumption patterns and asset condition required professional judgement and impacted significantly on the determination of fair value. These assets were valued using Level 3 valuation inputs.

Fair value measurements using significant unobservable inputs (level 3)

The valuation process for level 3 fair value measurements

The council engaged external, independent and qualified valuers to determine the fair value of the infrastructure assets on a regular basis. An annual assessment is undertaken to determine whether the carrying amount of the assets is materially different from the fair value. If any variation is considered material a revaluation is undertaken either by comprehensive revaluation or by applying an interim revaluation using appropriate indices.

Changes in level 3 fair values are analysed at the end of each reporting period and discussed between the valuation team and Council.

Community Land was valued based on the Land Value provided by the Valuer-General. Where the Valuer-General did not provide Land Value an average unit rate based on the Land Value for similar community land was used.

As at 30 June 2023 a comprehensive valuation was undertaken for Operational Land was performed by Assetic.

As 30 June 2024 a Buildings revaluation was performed by Brightly Australia and Non-Specialised Buildings have been valued at market value from the sales evidence of similar or reference assets. Specialised Buildings have been valued using depreciated replacement cost. The method is based on determine the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors.

Valuation of Roads was undertaken at 30 June 2023 by Brightly Australia. This asset class comprises the Road Carriageway, Suburb Markers and Traffic facilities. The road carriageway is defined as the trafficable portion of a road, between but not including the Kerb and gutter. The Cost Approach using Level 3 inputs was used to value the road and other road infrastructure. Valuation for the road carriageway, comprising surface, pavement and formation were based on calculations undertaken by the external valuation process.

Footpaths and Kerb & Gutter were segmented to match the adjacent road segment where possible and no further componentisation was undertaken. Footpaths and Kerb & Gutter were originally mapped and the condition assessed based on a physical inspection. Condition information is updated as changes in the network are observed through regular inspections. Valuation of the Footpaths and Kerb & Gutter was undertaken at 30 June 2023.

Stormwater Drainage comprise pits, pipes, open channels, headwalls and various types of water quality devices. The Cost Approach estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on linear metres of certain diameter pipes

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D2-1 Fair value measurement (continued)

and prices per pit or similar could be supported through extensive professional judgement and market evidence. Valuation of the stormwater drainage was undertaken at 30 June 2023 by Assetic.

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value 2024	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant and equipment			
Community Land	102,832	Land values obtained from the NSW Valuer General	Land value and land area
Plant & Equipment	585	Cost approach	Gross Replacement Cost, remaining useful life
Office Equipment	239	Cost approach	Gross Replacement Cost, remaining useful life
Furniture & Fittings	168	Cost approach	Gross Replacement Cost, remaining useful life
Buildings	9,326	Cost approach	Current replacement cost of modern equivalent asset using componentisation, asset condition, remaining lives, residual value
Other Structures	31,663	Cost approach	Current replacement cost of modern equivalent asset, asset condition, remaining lives, residual value
Roads	49,616	Cost approach	Asset condition, remaining lives using componentisation. Unit rates per m2 or length
Footpaths	10,861	Cost approach	Asset condition, remaining lives using componentisation. Unit rates per m2 or length
Kerb & Gutter	15,598	Cost approach	Asset condition, remaining lives using componentisation. Unit rates per m2 or length
Other Road Assets	2,635	Cost approach	Asset condition and remaining lives using componentisation
Stormwater Drainage	19,283	Cost approach	Asset condition, remaining lives Unit rates per m2 or length

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Plant and equipment		Office equipment		Furniture and fittings		Community Land	
	2024	2023	2024	2023	2024	2023	2024	2023
Opening balance 1 July	596	577	198	458	176	210	83,369	83,369
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	–	–	–	–	–	–	19,463	–
Other movements								
Purchases (GBV)	203	188	204	–	19	–	–	–
Disposals (WDV)	(47)	(23)	–	60	–	–	–	–
Depreciation and impairment	(167)	(146)	(163)	(320)	(27)	(34)	–	–
Closing balance 30 June	585	596	239	198	168	176	102,832	83,369

\$ '000	Building specialised		Other structures		Roads		Footpaths	
	2024	2023	2024	2023	2024	2023	2024	2023
Opening balance 1 July	10,511	9,349	9,684	8,667	45,783	47,364	10,288	9,635

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D2-1 Fair value measurement (continued)

\$ '000	Building specialised		Other structures		Roads		Footpaths	
	2024	2023	2024	2023	2024	2023	2024	2023
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	(671)	1,584	19,656	1,863	3,908	(1,339)	665	505
Other movements								
Purchases (GBV)	113	8	3,266	182	1,393	1,178	260	431
Disposals (WDV)	(6)	(13)	–	(13)	(278)	(150)	(141)	(77)
Depreciation and impairment	(621)	(417)	(943)	(1,015)	(1,190)	(1,270)	(211)	(206)
Closing balance 30 June	9,326	10,511	31,663	9,684	49,616	45,783	10,861	10,288

\$ '000	Kerb and guttering		Other road assets		Stomwater drainage		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
Opening balance 1 July	14,354	12,624	2,902	1,805	17,167	15,227	195,028	189,285
Recognised in other comprehensive income – revaluation surplus	1,367	1,792	(215)	1,155	2,185	2,120	46,358	7,680
Purchases (GBV)	189	247	54	10	149	105	5,850	2,349
Disposals (WDV)	(56)	(69)	–	–	(35)	(24)	(563)	(309)
Depreciation and impairment	(256)	(240)	(106)	(68)	(183)	(261)	(3,867)	(3,977)
Closing balance 30 June	15,598	14,354	2,635	2,902	19,283	17,167	242,806	195,028

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

D3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are::

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 8.5% of salaries for the year ending 30 June 2024 (increasing to 9.0% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20.0 Million per annum for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2023. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation, the next of which is due effective 20 June 2024, and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

continued on next page ...

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D3-1 Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2024 was \$22,382.67. The last valuation of the Scheme was performed by Richard Boyfield FIAA as at 30 June 2023, and covers the period ended 30 June 2024.

Council's expected contribution to the plan for the next annual reporting period is \$13,612.58.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2024 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,237.5	
Past Service Liabilities	2,141.9	104.5%
Vested Benefits	2,159.8	103.6%

* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of 0.10% as at 30 June 2024.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum
Salary inflation *	3.5% per annum
Increase in CPI	3.5% for FY 23/24 and 2.5% per annum thereafter.

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

(ii) Mutual Management Services Ltd

Mutual Management Services Ltd (MMS) is a company limited by guarantee and was created to provide administration services to the three CivicRisk self-insurance pools CivicRisk West (previously West Pool), CivicRisk Metro (previously Metro Pool) and CivicRisk Mutual (previously United Independent Pools).

MMS operates as a mutual for the benefit of the members who are the sixteen Councils which make up our combined CivicRisk membership being Blacktown, Blue Mountains, Burwood, Bayside, Cumberland, Camden, Hawkesbury, Fairfield, Hunters Hill, Kiama, Lane Cove, Liverpool, Penrith, Parramatta, Shellharbour and Wollongong.

The CivicRisk Self-insurance pools have been operating since the late 1980's when Councils could not purchase insurance in the market and the Councils decided to work together to share the risks and self-fund their claims costs.

MMS was created to move the administration staff and responsibilities from West Pool (now CivicRisk West) to a separate entity that provides the services to all three pools. The creation of obligations rather than a change in the underlying operations.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

continued on next page ...

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The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

D3-1 Contingencies (continued)

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

E People and relationships

E1 Related party disclosures

E1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2024	2023
Compensation:		
Short-term benefits	1,606	1,432
Post-employment benefits	104	98
Other long-term benefits	293	287
Total	2,003	1,817

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

E1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2024	2023
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	47	44
Councillors' fees	153	142
Other Councillors' expenses (including Mayor)	9	6
Total	209	192

E2 Other relationships**E2-1 Audit fees**

\$ '000	2024	2023
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	52	52
Remuneration for audit and other assurance services	52	52
Total Auditor-General remuneration	52	52
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Internal auditors	83	69
Remuneration for audit and other assurance services	83	69
Total remuneration of non NSW Auditor-General audit firms	83	69
Total audit fees	135	121

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

F Other matters

F1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	2024	2023
Net operating result from Income Statement	6,435	1,369
Add / (less) non-cash items:		
Depreciation and amortisation	3,867	4,174
(Gain) / loss on disposal of assets	501	305
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	(151)	(147)
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	(624)	(704)
Increase / (decrease) in provision for impairment of receivables	–	(85)
(Increase) / decrease of other current assets	2	2
(Increase) / decrease of contract asset	–	424
Increase / (decrease) in payables	(781)	478
Increase / (decrease) in other accrued expenses payable	296	299
Increase / (decrease) in other liabilities	251	333
Increase / (decrease) in contract liabilities	(5,387)	1,070
Increase / (decrease) in employee benefit provision	25	41
Net cash flows from operating activities	4,434	7,559

F2-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

F3 Statement of developer contributions

F3-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2023	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2024	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
Other	1,828	648	–	–	107	(372)	–	2,211	–
S7.11 contributions – under a plan	1,828	648	–	–	107	(372)	–	2,211	–
Total S7.11 and S7.12 revenue under plans	1,828	648	–	–	107	(372)	–	2,211	–
Total contributions	1,828	648	–	–	107	(372)	–	2,211	–

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

F3-2 Developer contributions by plan

	Opening balance at 1 July 2023	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2024	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash Land	Non-cash Other					
CONTRIBUTION PLAN NUMBER 27 NOVEMBER 2013									
Other	1,828	648	—	—	107	(372)	—	2,211	—
Total	1,828	648	—	—	107	(372)	—	2,211	—

The Council of the Municipality of Hunter's Hill | Notes to the Financial Statements 30 June 2024

F4 Statement of performance measures**F4-1 Statement of performance measures – consolidated results**

\$ '000	Amounts 2024	Indicator 2024	Indicators 2023 2022		Benchmark
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1, 2}	(1,084)	(5.34)%	(4.81)%	(12.99)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	20,297				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions ¹	18,879	67.01%	83.58%	84.85%	> 60.00%
Total continuing operating revenue ¹	28,175				
3. Unrestricted current ratio					
Current assets less all external restrictions	18,070	4.51x	2.30x	2.24x	> 1.50x
Current liabilities less specific purpose liabilities	4,003				
4. Rates and annual charges outstanding percentage					
Rates and annual charges outstanding	965	6.21%	4.79%	5.92%	< 5.00%
Rates and annual charges collectable	15,549				
5. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	16,798	11.24 months	19.10 months	18.47 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	1,494				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

End of the audited financial statements



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements

Council of the Municipality of Hunters Hill

To the Councillors of the Council of the Municipality of Hunters Hill

Opinion

I have audited the accompanying financial statements of the Council of the Municipality of Hunters Hill (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2024, the Statement of Financial Position as at 30 June 2024, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2024, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor General
- mandating the Auditor General as auditor of councils

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- precluding the Auditor General from providing non audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Other Information

The Council's annual report for the year ended 30 June 2024 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B4-1 'Material budget variations'

- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Susan Prichard
Director, Financial Audit

Delegate of the Auditor General for New South Wales

22 October 2024
SYDNEY



Cr Zac Miles
Mayor
Council of the Municipality of Hunter's Hill
PO Box 21
HUNTER'S HILL NSW 2110

Contact: Sue Prichard
Phone no: 02 8280 5637
Our ref: [R008-2124742775-7271](#)

22 October 2024

Dear Mayor

Report on the Conduct of the Audit for the year ended 30 June 2024 Council of the Municipality of Hunter's Hill

I have audited the general purpose financial statements (GPFS) of the Council of the Municipality of Hunter's Hill (the Council) for the year ended 30 June 2024 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2024 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

INCOME STATEMENT

Operating result

	2024	2023	Variance
	\$m	\$m	%
Rates and annual charges revenue	14.8	14.2	4.1
Grants and contributions revenue	9.3	3.6	158
Operating result from continuing operations	6.4	1.4	370
Net operating result before capital grants and contributions	(1.4)	(1.1)	32

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The Council's operating result from continuing operations (\$6.4 million including depreciation, amortisation and impairment expense of \$3.9 million) was \$5.0 million higher than the 2022–23 result. This was primarily due to increases in grants and contributions of \$5.7 million, offset by a \$0.8 million increase to materials and services expenditure.

The net operating result before capital grants and contributions (\$1.4 million) was \$0.3 million lower than the 2022–23 result.

Total income (\$28.3 million) was \$6.3 million higher than 2022–23, reflecting increases in:

- rates and annual charges of \$0.6 million
- grants and contributions of \$5.7 million
- interest and investment income of \$0.3 million.

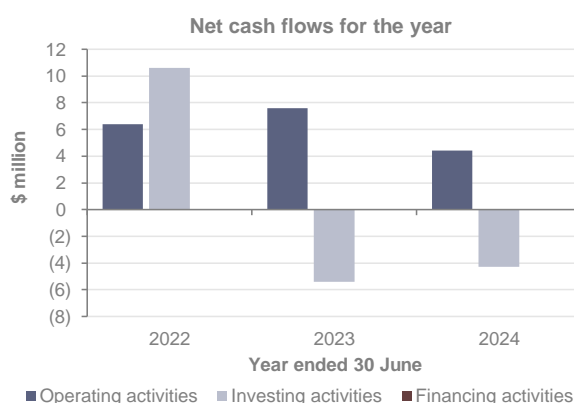
Total expenses (\$21.9 million) was \$1.2 million higher than 2022–23, reflecting increases in:

- materials and services of \$0.8 million
- employee benefits and on-costs of \$0.4 million.

STATEMENT OF CASH FLOWS

Cash inflows from operating activities increased due to increases in grants and contributions and rates and annual charges.

Cash outflows from investing activities increased due to higher payments for infrastructure, property, plant and equipment which was partially offset by redemption of term deposits.



FINANCIAL POSITION

Cash and investments

Cash and investments	2024	2023	Commentary
	\$m	\$m	
Total cash, cash equivalents and investments	20.0	28.6	Externally restricted balances comprise mainly of unspent grant funding, developer contributions, domestic waste management and other special levies. Balances are internally allocated due to Council policy or decisions for forward plans including the asset re-purposing program and deposits, retentions and bonds. The increase is primarily attributable to the asset re-purposing program.
Restricted and allocated cash, cash equivalents and investments:			
• External restrictions	5.4	8.9	
• Internal allocations	12.6	9.5	

PERFORMANCE

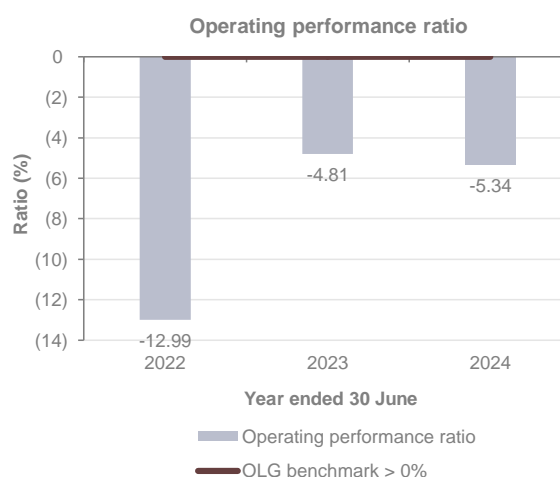
Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning, Housing and Infrastructure.

Operating performance ratio

Council did not meet the benchmark for the current reporting period.

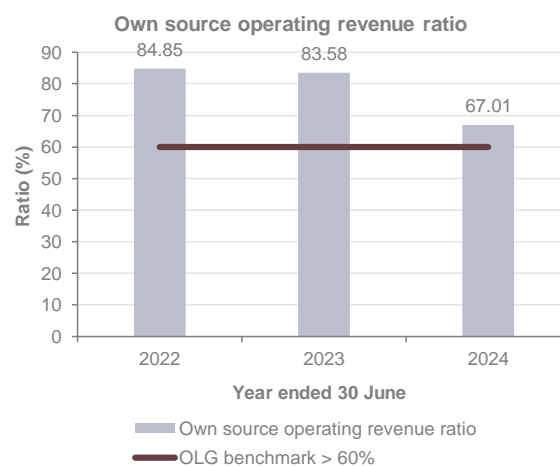
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.



Own source operating revenue ratio

Council met the benchmark for the current reporting period.

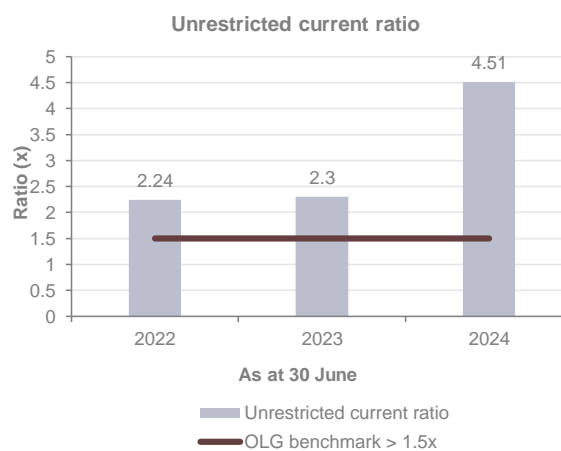
The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.



Unrestricted current ratio

Council exceeded the benchmark for the current reporting period.

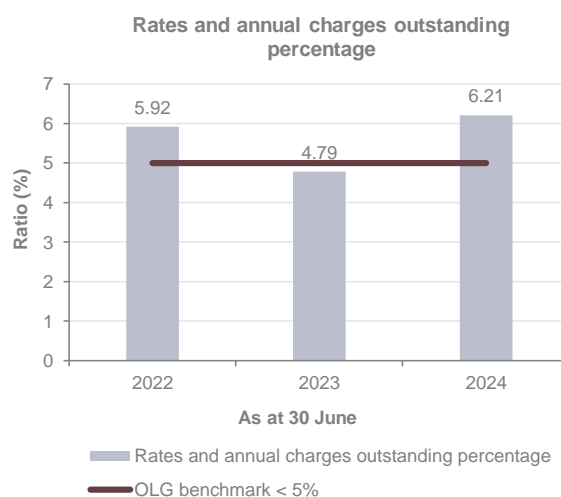
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.



Rates and annual charges outstanding percentage

Council did not meet the benchmark for the current reporting period.

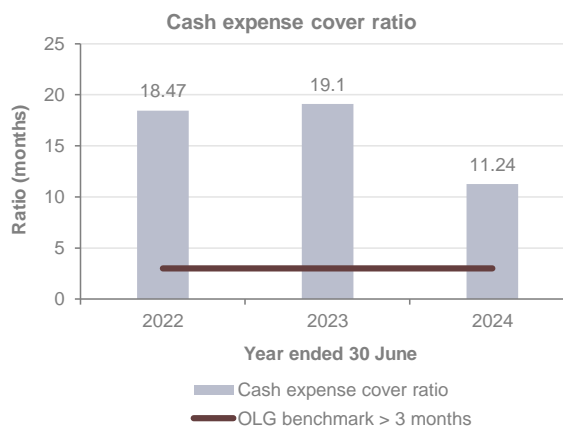
The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan councils.



Cash expense cover ratio

Council exceeded the benchmark for the current reporting period.

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.



Infrastructure, property, plant and equipment renewals

Council renewed \$2.6 million of infrastructure, property, plant and equipment during the 2023-24 financial year. The renewals primarily consisted of roads and footpath assets. A further \$10.6 million was spent on new assets including other structures (Fig Tree Park Public Space Park Equipment) and work in progress (Boronia Park Sports and Community Facility).

OTHER MATTERS

Legislative compliance

My audit procedures did not identify any instances of material non-compliance with the financial reporting requirements in Chapter 13, Part 3, Division 2 of the LG Act and the associated regulation or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.

Susan Prichard
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

The Council of the Municipality of Hunter's Hill

SPECIAL SCHEDULES
for the year ended 30 June 2024



The Council of the Municipality of Hunter's Hill

Special Schedules

for the year ended 30 June 2024

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Report on infrastructure assets as at 30 June 2024	6

The Council of the Municipality of Hunter's Hill | Permissible income for general rates | for the year ended 30 June 2024

The Council of the Municipality of Hunter's Hill

Permissible income for general rates

\$ '000	Notes	Calculation 2023/24	Calculation 2024/25
Notional general income calculation ¹			
Last year notional general income yield	a	10,914	11,342
Plus or minus adjustments ²	b	(1)	2
Notional general income	c = a + b	10,913	11,344
Permissible income calculation			
Percentage increase	d	9.24%	5.00%
Less expiring special variation amount	e	(531)	—
Plus percentage increase amount ³	f = d x (c + e)	959	567
Sub-total	g = (c + e + f)	11,341	11,911
Plus (or minus) last year's carry forward total	h	49	44
Less valuation objections claimed in the previous year	i	(5)	—
Sub-total	j = (h + i)	44	44
Total permissible income	k = g + j	11,385	11,955
Less notional general income yield	l	11,342	11,951
Catch-up or (excess) result	m = k - l	44	4
Carry forward to next year ⁶	p = m + n + o	44	4

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

The Council of the Municipality of Hunter's Hill | Permissible income for general rates | for the year ended 30 June 2024



INDEPENDENT AUDITOR'S REPORT

Special Schedule – Permissible income for general rates

Council of the Municipality of Hunters Hill

To the Councillors of Council of the Municipality of Hunters Hill

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Council of the Municipality of Hunters Hill (the Council) for the year ending 30 June 2025.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2023–24 (LG Code) and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2024 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have

received comprise the general purpose financial statements, Special Schedule 'Report on infrastructure assets as at 30 June 2024.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Susan Prichard
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

22 October 2024
SYDNEY

The Council of the Municipality of Hunter's Hill | Report on infrastructure assets as at 30 June 2024

The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2024

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2023/24 Required maintenance ^a	2023/24 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Council Offices/ Administration Centres	–	–	78	101	6,015	10,795	0.0%	64.0%	36.0%	0.0%	0.0%
	Council Works Depot	–	–	18	189	856	1,629	0.0%	46.0%	54.0%	0.0%	0.0%
	Council Public Halls	3,209	1,332	252	327	4,305	10,425	0.0%	25.0%	44.0%	31.0%	0.0%
	Other Buildings	84	–	37	12	6,146	9,891	15.0%	67.0%	17.0%	1.0%	0.0%
	Sub-total	3,293	1,332	385	629	17,322	32,740	4.5%	51.6%	33.7%	10.2%	0.0%
Other structures	Other structures	–	299	883	127	31,663	54,217	8.0%	23.0%	63.0%	5.0%	1.0%
	Sub-total	–	299	883	127	31,663	54,217	8.0%	23.0%	63.0%	5.0%	1.0%
Roads	Roads	2,407	3,247	470	1,652	41,315	59,612	9.0%	60.0%	25.0%	6.0%	0.0%
	Bridges	–	–	7	–	393	592	12.0%	30.0%	58.0%	0.0%	0.0%
	Footpaths	362	64	208	327	10,861	16,028	12.0%	28.0%	57.0%	3.0%	0.0%
	Other road assets	95	–	15	22	2,636	3,710	56.0%	29.0%	12.0%	3.0%	0.0%
	Bulk earthworks	–	–	–	–	6,653	6,653	100.0%	0.0%	0.0%	0.0%	0.0%
	Car Parks	–	–	–	121	1,254	1,431	79.0%	19.0%	2.0%	0.0%	0.0%
	Sub-total	2,864	3,311	700	2,122	63,112	88,026	19.6%	47.5%	28.2%	4.7%	0.0%
Stormwater drainage	Stormwater drainage	63	68	507	211	19,283	30,886	18.0%	1.0%	81.0%	0.0%	0.0%
	Sub-total	63	68	507	211	19,283	30,886	18.0%	1.0%	81.0%	0.0%	0.0%
Kerb and Gutter	Kerb and Gutter	771	138	391	27	15,598	22,442	4.0%	14.0%	78.0%	4.0%	0.0%
	Sub-total	771	138	391	27	15,598	22,442	4.0%	14.0%	78.0%	4.0%	0.0%
Total – all assets		6,991	5,148	2,866	3,116	146,978	228,311	12.9%	32.7%	49.3%	4.9%	0.2%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required

continued on next page ...

Page 6 of 8

The Council of the Municipality of Hunter's Hill
Report on infrastructure assets as at 30 June 2024 (continued)

5	Very poor	Urgent renewal/upgrading required
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The Council of the Municipality of Hunter's Hill | Report on infrastructure assets as at 30 June 2024

The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2024

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2024	Indicator 2024	Indicators 2023	Indicators 2022	Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals ¹	2,023	62.17%	55.30%	47.61%	> 100.00%
Depreciation, amortisation and impairment	3,254				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	6,991	4.47%	11.90%	7.26%	< 2.00%
Net carrying amount of infrastructure assets	156,358				
Asset maintenance ratio					
Actual asset maintenance	3,116	108.72%	134.61%	153.74%	> 100.00%
Required asset maintenance	2,866				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	5,148	2.25%	2.07%	2.65%	
Gross replacement cost	228,311				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

ITEM NO	: 4.3
SUBJECT	: COMMUNITY GRANTS
STRATEGIC OUTCOME	: PROGRAMS AND COMMUNITY GROUPS WHICH PROMOTE ACTIVE LIVING, HEALTH AND WELL-BEING ARE SUPPORTED AND ENCOURAGED
ACTION	: PROVIDE ANNUAL COMMUNITY SERVICE GRANTS TO LOCAL ORGANISATIONS
REPORTING OFFICER	: ANNIE GOODMAN

Ref:736251

PURPOSE

To seek endorsement of applications recommended for funding under the 2024 Community Grants Program.

RECOMMENDATION

1. That the report be received and noted.
2. That Council awards funding under the 2024 Community Grants Program to the recommended grant applications, as summarised in Table 1.

BACKGROUND

Council's Community Grants Program has been developed to financially support community groups and not-for-profit organisations to provide innovative and inclusive programs, events and projects in line with our Community Plan.

The program also includes support for individuals selected to compete at a recognised sporting or cultural competition outside the Sydney metropolitan area in NSW, interstate or internationally.

REPORT

The Community Grants Policy allows for \$20,000 funding for the Community Grants Program, with funds available from within Council's 2024-25 Budget, and available across two categories:

- **Community Development (service and program delivery)**
\$500, \$100 or \$1500 per application
- **Community Assistance (sports and cultural competition)**
\$150, \$250 or \$500 per application

A total of 15 submissions (13 for Community Development, 2 for Community Assistance) were received.

The Community Grants Assessment Panel convened on 12 November 2024, with the Mayor, Deputy Mayor, General Manager, Councillor Virgara and Councillor Tannous-Sleiman in attendance.

The Panel recommended that the grants, summarised in Table 1 (below) be awarded.

Community Development Category		
ORGANISATION	PROJECT	RECOMMENDED GRANT
Hunters Hill Music	2025 music season	\$1500
1 st Boronia Scouts	Replacement of ropes and bars	\$1500
Hunters Hill High School P&C	Establishment of a Drum Core	\$1500
1 st Hunters Hill Scout Group	Replacement of Windeyer Hall interior walls due to mould	\$1500
Hunters Hill Croquet Club	Replacement of 2 bench seats for the bowling green	\$500
Hunters Hill Club	Upgrade of website to ensure accessibility	\$1000
Indian Jane Communication	Coordination of the 2025 Hunters Hill Vintage Antique & Homewares Fair	\$1000
Giant Steps	A new playgroup program in 2025	\$1500
Hunters Hill Sailing Club	New VHF marine radios	\$1000
ECOBEL	Compost bins at Woolwich Baths	\$500
Moocooboola Computer Club	Computer training program	\$500
Hunters Hill Bridge Club	New computer	\$1000
Gladesville Occasional Care	New equipment	\$500
TOTAL		\$13,500
Community Assistance Category (Sports & Cultural Competitions)		
William Bailey	NSW School Sport Australia track and Field Championships	\$500
Isla Hebert	National acrobatics gymnastics event	\$500
TOTAL		\$1000
OVERALL TOTAL		\$14,500

The Community Grants Assessment Panel discussed being \$5500 under the allocated budget of \$20,000. The Panel noted that an application from Villa Maria Parish School in 2023 should be considered for retrospective funding (Villa Maria did not receive Community Grant funding in 2023).

The Panel also discussed that the Hunters Hill Historical Society are seeking seed funding for a public art bust of the artist Piguénit, to be placed outside the Hunters Hill Museum. The Historical Society did not put forward a grant submission in 2024.

CONCLUSION

The Community Grants Program aligns with the Community Plan theme of '*Community and Belonging*' and the provision of annual community service grants to local organisations is a key action in Council's Operational Plan for 2024-25.

Awarding grants under this program assists to financially support community groups and not-for-profit organisations to provide innovative and inclusive programs, events and projects in line with the Community Plan.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.4
SUBJECT	: DRAFT COMMUNITY ENGAGEMENT STRATEGY AND COMMUNITY PARTICIPATION PLAN
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	: ANNIE GOODMAN

Ref:736980

PURPOSE

To update Council's existing Community Engagement Strategy to include the Community Participation Plan and to meet NSW Office of Local Government Integrated Planning and Reporting (IP&R) Guidelines.

RECOMMENDATION

1. That the report be received and noted.
2. That the draft Community Engagement Strategy and Community Participation Plan be placed on public exhibition for a period of 28 days.
3. That a further report, including any submissions received, be brought back to Council's February meeting (2025) for adoption.

BACKGROUND

The NSW IP&R Framework is underpinned by strong community engagement. Engagement with residents as well as business, state agencies and non-government organisations is essential to creating plans that will truly represent the aspirations and needs of the local community.

Each Council is required to update and publicly exhibit their Community Engagement Strategy and Community Participation Plan to ensure consideration of how they will engage in creating and reviewing their IP&R documents, as well as all other key projects, programs and services.

REPORT

The draft Community Engagement Strategy and Community Participation Plan has been updated to support the development of all plans, policies, programs and key activities. The document is one over-arching strategy that provides a guide to more specific engagement projects.

The strategy provides an overview about:

- target audiences;
- inclusive participation;

- engagement options;
- determining project significance;
- legislative requirements;
- strategic planning.

CONCLUSION

The updated draft Community Engagement Strategy and Community Participation Plan will enable Council to continue to undertake meaningful engagement with the community.

The strategy and will inform the progression of Council's IP&R framework and any other supporting documents.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Draft Community Engagement Strategy & Community Participation Plan [↓](#)



HUNTER'S HILL COUNCIL
COMMUNITY
ENGAGEMENT STRATEGY
&
COMMUNITY PARTICIPATION
PLAN

2024

Acknowledgement of Country

Council acknowledges the Wallumedegal of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past, present and emerging, and extends this respect to all Aboriginal and Torres Strait Islander people living in or visiting the local government area.



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1. INTRODUCTION

Effective and meaningful engagement is at the heart of local government and the Integrated Planning and Reporting (IP&R) process. Engagement helps communities shape their own futures and informs the vision and direction of Council.

Every council in NSW is required to develop a [Community Engagement Strategy \(CES\)](#) to support development of plans, policies, programs and key activities. This includes those relating to IP&R, as well as strategic plans and programs required under other legislation.

Engagement activities are incorporated into one over-arching strategy that is exhibited and endorsed by Council. This includes what has been previously known as the [Community Participation Plan](#), which is a requirement under the Environmental Planning and Assessment Act 1979 for planning related engagement.

This strategy does not replace the decision-making powers of elected Councillors or the General Manager, it does enhance the capacity of Council to make well-informed decisions that clearly demonstrate community buy-in and support.

Through feedback gathered during the public exhibition phase of the draft Community Engagement Strategy and Community Participation Plan, this document has additional focus on the importance of ensuring that as many community voices as possible are heard on a range of matters, whether they be considered low impact or high impact, the level of social awareness and understanding is not directly related to the number of people involved.

And finally, it is important to outline that Council will continue to ensure that all of the objectives and actions within the Integrated Planning and Reporting are undertaken with community priorities front of mind; that Council strives for broad ranging engagement activities in circumstances that dictate legislative minimums. That continuing to investigate best practice engagement be a standard that Council strives to achieve.

Why is Council required to have a Community Engagement Strategy and a Community Participation Plan in the one document?

Legislation requires each Council to have a combined CES and CPP.

Non-statutory strategic planning matters are addressed in the CES, for example masterplans and housing strategies with statutory strategic planning matters addressed within the CPP.



P.01

1.1 LEGISLATIVE FRAMEWORK

A number of legislative requirements guide this Community Engagement Strategy and Community Participation Plan, which are summarised and outlined below:

01

Local Government Act and Integrated Planning and Reporting Framework

The Local Government Act 1993 Section 406 prescribes that Council must consult on and review the contents of the Integrated Planning and Reporting Framework documents, including (but not limited to) the Community Engagement Strategy and Community Strategic Plan (CSP). Additionally Section 402(A) prescribes that Council must establish and implement a Community Engagement Strategy for engagement with the local community when developing its plans, policies and programs and for the purpose of determining its activities (other than routine administrative matters.)

Legislative requirements about the mandatory level of engagement for some Council matters are outlined below (but not limited to):

- setting rates/special rates
- Integrated Planning and Reporting (including the Community Strategic Plan, Delivery Program, Operational Plan, Long Term Financial Plan, Asset Management Plan, Workforce Strategy)
- Local Environment Plans (LEPs) and Development Control Plans (DCPs)
- Local Strategic Planning Statement (LSPS)
- masterplans
- Plans of Management (PoMs)
- Council meetings
- Development Applications (DAs)
- local policies (defined within the NSW Local Government Act as policies concerning approvals and orders).
- Public hearings, e.g. reclassification of public land

These matters require:

- public exhibition of no less than 28 days
- public notice of no less than 42 days for Plans of Management (PoMs)
- notification and advertisements
- Councillor Briefings and bulletins
- formal approvals from State Government Departments/Ministers, e.g., Minister for Crown Lands when dealing with PoMs

P.02



1.1 LEGISLATIVE FRAMEWORK CONTINUED.....



02

Hunter's Hill Council decision making

Under the NSW Local Government Act 1993 every council is to meet at least 10 times per year, each time in a different month. During these meetings, the role of a Councillor is to represent the collective interests of residents, ratepayers and the local community. Views are expressed whilst making decisions on behalf of the community at Council Meetings. Community members are entitled to speak at Council Meetings to ensure their voices are heard. Additionally, community members have opportunities to sit on Council Committees and address the Local Planning Panel on matters which they have an interest in.

03

Environmental Planning and Assessment Act

The NSW Government have mandated that it needs to be easier for all members of the community to participate in planning decisions. This results in better outcomes and therefore planning authorities, including councils and NSW agencies with key planning approval functions, must have a community participation plan (CPP). The Environmental Planning and Assessment Act 1979 (EP&A Act) requires this. CPPs set out how Council will engage the public in their decision-making. These principles set the standard.

CPPs must meet the minimum requirements for community participation set out in Schedule 1 of the EP&A Act, but Council may choose to do more. The EP&A Act also requires Council to publicise the reasons for decisions on key matters and show how they considered community views.

Council's 2019 CPP was developed to guide our Local Strategic Planning Statement (LSPS). The Department of Planning and Environment recognise that community participation delivers better planning results for the people of NSW. This Community Engagement Strategy shares the same principles of community participation.

Council may build their CPPs into the broader community engagement strategies they prepare under local government legislation, which is reflected within this strategy.

P.03

1.2 PRINCIPLES

Our engagement principles help shape how we interact, communicate and receive feedback from our community. We follow the International Association for Public Participation (IAP2) core values to develop and implement our engagement programs, with our key principles being to:



01

Enable our community to be involved in decision making.

02

Enable our community to influence decisions.

03

Recognise the needs and interests of all participants.

04

Seek out those who could potentially be affected.

05

Support participants to design how they participate.

06

Provide all relevant information to enable participation in a meaningful way.

07

Provide as much information as possible, to as many community members as possible regardless of the size of the project, program or service.

Each of these seven principles relates directly to Council's Community Strategic Plan (CSP) and legislative compliance. Creating a vision for the CSP is one of the most important outcomes from the community engagement process. Without following the IAP2 framework (more information P.15) Council will not be in a position to support the community's sense of shared ownership and purpose.

Council must provide our community with the ability to; be involved in CSP decision making, influence decisions, recognise diverse participants, tap into who may be affected, encourage a range of ideas about participation methods, enable meaningful engagement and provide as much information as possible.

Council will be better placed by using and adhering to these core values in all of its business functions, not simply in the development of major plans and policies such as the CSP and associated IP&R documents, the Local Environmental Plan (LEP), Development Control Plan (DCP) but also in liaising and advocating for and on behalf of the local community.

P.04

1.3 SOCIAL JUSTICE PRINCIPLES

Not simply a requirement of NSW legislation and guidelines relating to IP&R, social justice principles are a responsibility of Council (Section 8(A) of the Local Government Act 1993), which outline the need for all councils to consider social justice principles when making decisions and informing engagement programs.



EQUITY

Ensuring that our community have fairness when providing their thoughts and opinions.

ACCESS

Improving access to services, resources, programs, partnerships and opportunities without prejudice.

PARTICIPATION

Ensuring that Council provides the opportunity for the community to participate in decisions that affect them.

RIGHTS

Recognising that our community have rights and providing a mechanism to listen to opinions.

These values, which outline Council's commitment to promoting diversity of opinion and inclusiveness in participation will be demonstrated in all of Council's decision making.

Providing avenues for community members to feel included and listened to no matter their background is paramount to shaping Council projects, policies and plans in a transparent and representative manner.

P.05

1.4 OBJECTIVES

A number of Community Engagement Strategy objectives have been developed to ensure that Council is enabling the communication and engagement process.

Council will ensure consistency in the future development of plans, policies and strategies by adhering to the following objectives:

01

Supporting the community to understand what is being proposed.

02

Determining where financial priorities should be focussed.

03

Understanding what services the community use.

04

Gaining feedback from residents about what is important and where Council funding should be allocated.

05

Raising awareness about local issues.

06

Enabling feedback about the vision for the future.

07

Ensuring that transparent and independent engagement is used.

08

Building Council's reputation amongst the community for being transparent and a conduit for positive change, built on community need and perception.

All of these objectives show Council's commitment to engagement, which provides the community with genuine opportunities to inform projects, strategies, services and decisions.

Council will strive to use engagement methods that are statistically valid and transparent and reduce reliance on methods that are considered non factual and open to uncertainty.

The flow on effect being that Council can then develop individual engagement plans for specific projects that reflect the principles and objectives outlined in this strategy in a more meaningful and transparent way.



P.06


2. STAKEHOLDERS

The following section highlights Council's need to identify all relevant stakeholders, determine the parameters about what engagement methods will reach these stakeholders and understand that there may be challenges and barriers to engagement.



2.1 IDENTIFICATION AND ANALYSIS

If Council is to effectively engage, it must have a clear picture of who it is engaging with. The diverse nature of the community highlights that a one-size-fits-all engagement approach will not work – Council must constantly employ a range of engagement tools and methods. Understanding the community from a demographic perspective will ensure Council delivers projects, programs and services that meet genuine need.

14,036 POPULATION	5323 TOTAL DWELLINGS	787 PEOPLE MOVED TO HUNTERS HILL
46 MEDIAN AGE	37% COUPLES WITH CHILDREN	23.3% LONE PERSON HOUSEHOLDS
1441 UNPAID CARERS	28.3% BORN OVERSEAS	59% PEOPLE WORKING FULL- TIME
	20% LANGUAGE AT HOME OTHER THAN ENGLISH	57% HOUSEHOLDS WHO HAVE ACCESS TO 2+ MOTOR VEHICLES
19.7% VOLUNTEERS	24% HOUSEHOLDS RENTING	28.6% OF PEOPLE WITH LONG TERM HEALTH CONDITIONS
4.7% OF POPULATION NEEDING ASSISTANCE DUE TO DISABILITY	9.5% 12-17 YR OLDS - GREATER SYDNEY 7.1%	15.7% EMPLOYED IN THE PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES

P.07

2.2 INTERNAL STAKEHOLDERS

A vital component of the community engagement process includes identifying and understanding internal stakeholders who will be impacted by or who have an interest in a decision. In addition, Council has a number of committees made up of staff, Councillors, as well as external community members and they convene on issues relevant to specific topic areas. Internal stakeholders include:

- Councillors
- Council Committees, advisory groups, steering groups and working parties
- staff
- contractors and consultants engaged by Council



2.3 EXTERNAL STAKEHOLDERS

Council will engage with the following individuals/groups on various matters because our engagement aims to reach everyone in the community to ensure a range of views are heard. It is important that in the development or revision of the Community Strategic Plan as many voices as possible are captured:

- all residents
- religious groups and organisations
- sporting groups
- chambers of commerce
- mainstreet committees
- schools
- childcare/long daycare/family daycare/preschools
- businesses
- environmental interest groups
- transport authorities
- local members of parliament
- neighbouring/other local councils
- community groups
- active industry groups or associations
- CALD groups
- community service organisations
- Aboriginal and Torres Strait Islander People
- heritage/conservation groups/Hunters Hill Historical Society/Hunters Hill Trust
- families
- children (via school networks)
- youth
- elderly residents
- residents living with disability
- disability and wellbeing support services
- health facilities and support services
- transport authorities and services
- vulnerable people
- those living in assisted care
- potential sponsors
- people who work or visit Hunters Hill

P.08

2.4 CHALLENGES AND BARRIERS

The barriers to communication and engagement are important to highlight. Being mindful of challenges and barriers can assist in addressing gaps and obstacles that reduce community input to important discussions.

The most common barriers of communication include; irrelevance to the receiver, lack of attention and interest, distractions, physical disabilities such as speech difficulties or hearing problems, differences in perception and viewpoint, and physical barriers to non-verbal communication.

Council will ensure via targeted engagement tools that challenges and barriers are broken down and meaningful engagement takes place to inform the Community Strategic Plan.



2.5 TARGET AUDIENCE

It is important to ensure that the broader the access to community opinion, the better information and understanding will be for stakeholders to make informed decisions.

Council is mindful that there is a need for a greater sense of involvement to achieve a mutual sense of ownership. This can be achieved through identifying target audiences through the following avenues:

- Community members and organisations who have an active interest and have a strong view about all phases of the discussion/project and specifically the Community Strategic Plan.
- Community members and organisations who may have particular expertise or an actual role on behalf of those who may be directly affected.
- Community members and organisations who will have a general interest in giving feedback or taking part in Council initiated projects.
- Groups and individuals who are not directly affected by the issue but have been encouraged to take an active interest by those who are affected.
- People who would normally feel excluded or under represented.
- Communities of interest whose activities might be affected by a proposal.

The Hunter's Hill Council community is an active and engaged group. Council has developed strong working relationships with many community groups and individuals.

Council will also develop and identify any partnerships between groups and individuals and any issues that may link or have past association with target audiences, such as the Gladesville and Hunters Hill Shopping Precincts.

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2.6 INCLUSIVE PARTICIPATION

Hunter's Hill Council recognises that some members of our Municipality are more difficult to reach due to a number of barriers already discussed such as language and accessibility.

Council is committed to addressing the gaps in inclusive participation by:

- Translating resources and information where necessary.
- Avoiding technical jargon and using language which is easy to understand, particularly in regards to planning matters.
- Providing language aids at Council events where possible.
- Providing information in accessible formats.
- Ensuring a variety of engagement methods are made available; print, social media, direct mail, email, etc.
- Ensuring Council venues are accessible.
- Meeting the commitments outlined in the Disability Inclusion Action Plan (DIAP) and the Pedestrian Access Mobility Plan (PAMP).

There are groups that Council will ensure to recognise including our culturally and linguistically diverse (CALD) communities, particularly because diversity is vital in any community and with 20% of our community speaking a language other than English at home it is important that Council does more to seek the opinions of these residents.

Council has not previously translated our communication and engagement materials according to our demographic profiles. However, Council will ensure to work closely with CALD communities to better service their needs and understand their opinions regarding our projects, programs and services.

Hunters Hill also has vulnerable people in the community, who live, work and visit this area. This includes people who live in social housing, which represents 5.4% of renters compared to Greater Sydney which has 4.1% of renters in social housing. Other vulnerable people include low income households, the elderly, people living with disability, and people experiencing homelessness.

Council also, importantly, needs to recognise Aboriginal and Torres Strait Islander peoples. Council is committed to working with the community about matters relating to land, water, language, culture and cultural heritage.



P.10

3. METHODS TO GATHER FEEDBACK

Hunter's Hill Council strives to deliver meaningful, diverse and genuine community participation to inform Council's decision making process.

To achieve this, Council must use a variety of methods to gather genuine and meaningful feedback.

To maintain proactive and best practice community engagement Council will explore and utilise contemporary and traditional tools of engagement and be open to new and innovative ways to engage. Engagement techniques will be selected based on the project scope and level of community impact. Engagement methods will be tailored to encourage as much participation as possible.



3.1 ENGAGEMENT OPTIONS

Generally, Council aims to keep the community informed of opportunities for engagement through the following methods:

- digital approaches such as email, e-newsletters (E-News) and social media
- advertisements and articles in the media
- information and displays in our service centres, The Yarn and community facilities/buildings
- direct mail and/or letterbox drop of Council's printed newsletter
- mailing lists related to specific topics.

More specifically, engagement is about an ongoing conversation. It takes many shapes and forms through a variety of channels, including (but not limited to):

- | | |
|--|---|
| <ul style="list-style-type: none"> • stakeholder meetings • focus groups • precinct meetings • posters • storyboards • community events and festivals • pop-up information sessions • front line staff through our Customer Service Centre • website • visual preference surveys • media releases • public meetings • door knocking | <ul style="list-style-type: none"> • social media • advertisements • surveys (print, online and telephone) • video and YouTube clips • eNews • public notices • walk or bike tour • pilot projects, including place making events • youth workshops • facilitated workshops • citizen juries • social housing meetings • artist impressions and/or designs |
|--|---|

P.11

3.2 IP&R DEVELOPMENT

The development of our Integrated Planning and Reporting documents will take place via a broad range of engagement activities. This will enable Council to consider community priorities based on the integrity of data, views, demographics and need.

Outlined in the table below are the high level engagement tools that Council will use to obtain important information needed to inform Council's suite of IP&R documents. Council will also obtain important information and feedback from:

- Listening to resident feedback on a day-to-day basis.
- Engaging with State and Federal Government Departments regarding matters affecting our local community.
- Liaising and obtaining information from Council service providers.
- Receiving feedback from Council contractors and consultants.
- Reviewing website, social media, eNews, customer service and complaint data.



APPROXIMATE TIMEFRAME	KEY ENGAGEMENT METHOD	PARTICIPATION GROUP
October 2024	Community Priority Survey	400 Residents
November 2024	Community Priority Online Survey	Residents, Local Businesses, Community & Sports Groups
February 2025	Community Strategic Plan Drop In Sessions	Broad Resident and Community Group Invitation
February 2025	Children & Youth Summit	Children & Youth
March 2025	Face-to face with Committees of Council	All Committees of Council
March 2025	Face-to-face with Diverse Communities	Minority Groups
April 2025	Exhibition of IP&R Framework	All Residents and Councillors
June 2025	Adoption of IP&R Framework	The Council

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3.3 DETERMINING SIGNIFICANCE

Following on from understanding legislative requirements, determining the significance of a matter is sometimes an exercise in judgement. Council must assess how a proposal, decision, issue or matter may affect people, services, facilities and infrastructure.

Significance will be considered as a continuum - ranging from day-to-day matters, right up to those with what may be considered high impact and very high significance. It is important to clarify that often what may initially be considered a small or low impact issue, can in fact have a high social impact.

This leads to questions about how to determine the significance of a project, program or service if there isn't already a legislative requirement about minimum community engagement and notification.

Council's approach to determining significance is to consider:

- The number of people affected (even if small numbers of the community are involved or affected there may be a large impact), the degree to which they are affected and the likely impact of a decision.
- Whether this type of decision has a history of generating wide public interest within the local area.
- The impact of the decision on intended service levels, including the start/stop of any activity or project.
- The degree to which a decision or proposal can be reversed should circumstances warrant.

When Council has decided what level of significance a matter has, it will consider how it should engage with the community. Engagement is also a continuum; at one end of the spectrum Council can simply forward information to the community and at the other end of the spectrum the community is empowered to make a decision.



3.4 PROVIDING INFORMATION

At a minimum, Council will strive to provide the following information when conducting engagement:

- What is being proposed?
- Why is it being proposed?
- What the options and consequences are for the proposal?
- If a plan or policy or similar document is proposed to be adopted, a draft of the proposed plan, policy, or other document.
- If a plan or policy or similar document is proposed to be amended, details of the proposed changes to the plan, policy, or other document.
- What impacts (if any) may occur if the proposal goes ahead?
- How submitters and participants can provide their views.
- The timeframe for consultation and engagement.
- How submitters and participants will be informed about the outcome.



3.5 REASONS FOR COMMUNITY INVOLVEMENT

When developing engagement processes, Council needs to consider the various reasons why community members may wish to be involved in the planning process.

Some examples include:

- Some people will have 'place-based' interests - they are concerned for the future of their particular suburb/area.
- Some will share a common interest, such as a business group, or a sporting organisation.
- Others will share common needs, for example people who need child care or public transport.
- Some will be motivated by negative experiences with Council and will want to address specific issues.
- Some will be motivated by other concerns, for example, sustainability or good governance.

Considering peoples motivations can assist greatly with any engagement framework. Addressing any issues people have had with Council in the early planning stages can greatly reduce time spent later on in the project.

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3.6 IAP2 SPECTRUM

The IAP2 (International Association of Public Participation) Spectrum is commonly used in all levels of government, not for profit, businesses, charitable organisations, etc, and has been recommended as a baseline tool for all councils in developing their Community Engagement Strategy.



In summary, IAP2 provides an engagement framework that can be adapted to any project and shows that differing levels of participation are legitimate depending on the goals, timeframes, resources and levels of concern in the decision to be made.

The levels of participation are outlined below:

- 01

INFORM
Typically means that a decision has been made or action is needed so the community and stakeholders are provided with information.
- 02

CONSULT
The community can provide feedback on the issues, options and decisions.
- 03

INVOLVE
The community's concerns and feedback are reflected in decision-making.
- 04

COLLABORATE
The community and Council partner in decision-making towards a common goal.
- 05

EMPOWER
The community and stakeholders have final decision-making power.

The table over page highlights a number of Council's major engagement activities and a level of engagement which will meet or better legislative requirements. This table is not definitive and simply outlines some of our major activities and the minimum exhibition periods. Council will always strive to inform, consult, involve, collaborate and empower in a meaningful way across all activity areas regardless of the legislative exhibition periods.

Activity	Minimum Exhibition Period	Minimum level of communication	Examples
Draft local policies (S. 160 Local Government Act)	28 day minimum exhibition period up to 42 days for submissions	Council Agenda, Business Paper available online	<ul style="list-style-type: none"> Outdoor dining and Mobile Food Vending Trade or Business on Community Land
Significant policies (relating to matters that; have community impact, are related to service provision, have a financial function, relate to corporate, strategic and governance matters and so on)	28 days	Council Agenda, Business Paper available online, advertisement in newspaper, website, eNews	<ul style="list-style-type: none"> Events on Council Land Sustainability Policy Code of Meeting Practice Fees & Charges Dinghy Storage Policy Stormwater Management Policy
Plans of Management (PoMs)	Not less than 42 days after the date on which the PoM is placed on public exhibition	Council Agenda, Business Paper available online, advertisement in newspaper, website, eNews	<ul style="list-style-type: none"> Figtree Park Plan of Management Riverglade Reserve Plan of Management
Masterplans	28 days	Council Agenda, Business Paper available online, advertisement in newspaper, website, eNews	<ul style="list-style-type: none"> Henley Precinct Masterplan Gladesville Masterplan
Key land use planning documents	28 days	Council Agenda, Business Paper available online, advertisement in newspaper, website, eNews	<ul style="list-style-type: none"> Voluntary Planning Agreements (VPAs) Hunters Hill S.7.12 Plan
Integrated Planning & Reporting (IP&R) documents	28 days	Council Agenda, Business Paper available online, advertisement in newspaper, website, eNews	<ul style="list-style-type: none"> Community Strategic Plan Delivery Program Operational Plan Long Term Financial Plan Asset management Plan

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4.0 MEASUREMENT & EVALUATION

Capturing feedback about different engagement approaches and activities, for example, community satisfaction surveys and exit surveys from engagement events, provides Council with data and responses to matters affecting both individuals and the entire community.

Monitoring and reviewing Council's engagement activities and methods provides an avenue to identify areas for improvement and to realise objectives more efficiently. Council will use a variety of evaluation methods to assess its progress including:



Undertaking quarterly and annual audits to check progress against the objectives identified in this strategy



Reviewing the Engagement Strategy annually to ensure best practice and legislative requirements



Undertaking a community satisfaction survey at the commencement of each term of a new Council



Monitoring feedback and participation rates in a variety of engagement activities



4.1 WHERE TO GET FURTHER INFORMATION

There are a number of supporting resources available to gain further information or to clarify the commonly used directions outlined within this policy:

- Your Peak Body for Engagement | IAP2 Australasia
- Community Engagement Strategy - Office of Local Government NSW
- Division of Local Government - IP&R Manual (nsw.gov.au)
- Community Participation Plan (nsw.gov.au)
- www.planningportal.nsw.gov.au
- <https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#pt.2-div.2.6>

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5.1 INTRODUCTION

Planning authorities, including councils and NSW agencies with key planning approval functions, must have a community participation plan (CPP). The Environmental Planning and Assessment Act 1979 (EP&A Act) requires this. CPPs set out how the planning authority will engage the public in their decision-making.

This CPP details in table format engagement timeframes for statutory land use planning, development matters, certification and land classification.

Hunter's Hill Council recognises community participation in the planning system provides people with the opportunity to have a say and be involved in Council decisions and actions.

Recent legislative changes to the EP&A Act are intended to strengthen the opportunities for the community to participate in planning matters in the local context. The CPP intends to make it easier for our community to understand and be involved with Council's planning functions.

Community participation is an overarching term used by a planning authority, like Council, to outline how it will engage the community in its functions under the EP&A Act. Such functions include the local plan making process and making decisions on proposed development via the development application (DA) assessment process and the complying development certification processes. The level and extent of community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

The community includes anyone who is affected by the planning system and includes individuals, community groups, Aboriginal and Torres Strait Islander communities, peak bodies representing a range of interests, business groups, local government, and State and Commonwealth government agencies.



Why is community participation important?

- It builds community confidence in the planning system.
- It creates a shared sense of purpose, direction and understanding of the need to manage growth and change, while preserving local character.
- It provides access to community knowledge, ideas and expertise.

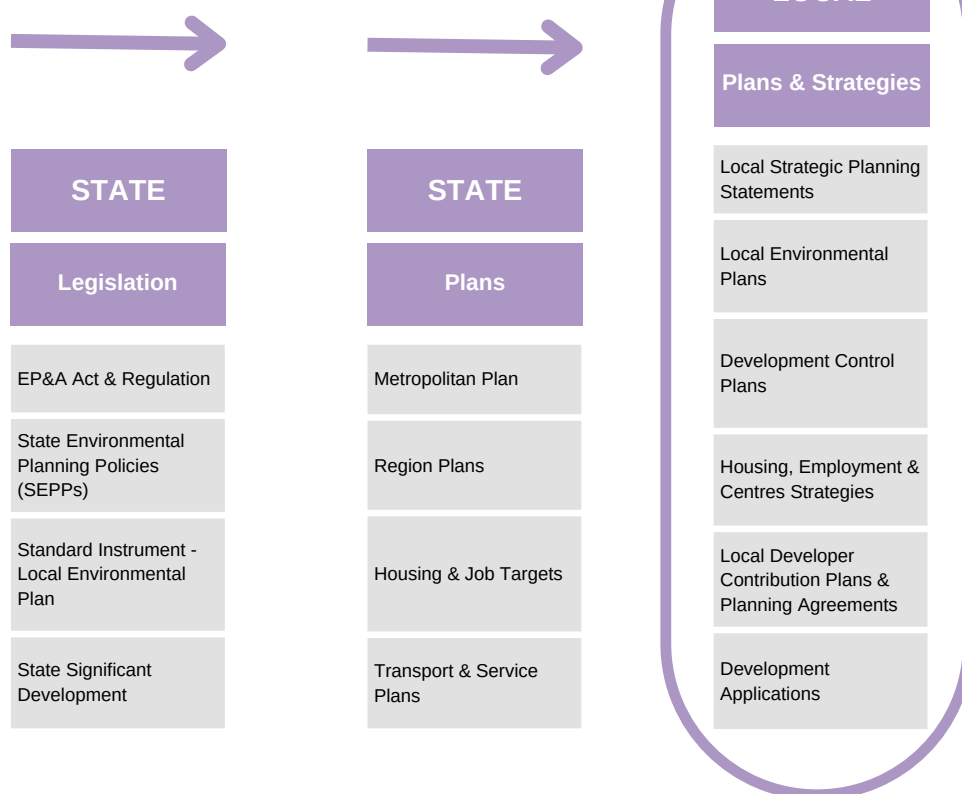
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5.2 STRATEGIC LAND USE PLANNING

Strategic planning is an essential aspect of Council's work in which the strategic direction, vision and context for planning in the Hunters Hill local government area is undertaken. It involves planning for our community and integrates social, cultural, environmental and economic factors with the area's special attributes and their future realisation in the planning system.

Examples at a local level include:

- Creation and amendment of local strategic planning statements.
- Planning proposals to create and amend local environmental plans.
- Creation and update of development control plans.
- Creation and amendment of contribution plans.
- Plans for catalyst areas or growth areas.



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5.3 PRINCIPLES

The key principal of this plan is to support collaboration with the community regarding strategic planning matters. The EP&A Act outlines the following principals:

- The community has a right to be informed about planning matters that affect it.
- Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
- Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.
- The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- Community participation should be inclusive and planning authorities should actively seek views that are representative of the community.
- Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
- Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account).
- Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development.

The principles outlined above seek to align community participation with local level strategic activities and frameworks. Additionally, these principles are a reminder to Council of the necessity to notify, engage and report to the community on matters affecting land use in the Hunters Hill local government area.



Development Applications & Assessments

When making decisions on a proposed development or planning enquiry, consideration is given to whether a proposal is in accordance with strategic priorities of the Department or Hunter's Hill Council, and the applicable policies and guidelines.

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5.4 OBJECTIVES & ACTIONS

The participation objectives developed for the Plan are informed by the community participation principles identified in Section 2.23(2) of the EP&A Act. They are also informed by Council's Community Engagement Strategy prepared under the Local Government Act 1993. These participation objectives will be supported by measurable actions that will be used to:

- further develop specific community participation/engagement/consultation strategies
- embed best-practice community participation at Council
- evaluate the effectiveness of our community participation

The type of actions we will undertake to deliver the participation objectives, are summarised in the table below. Examples of some of our current practice are outlined.

OBJECTIVE	ACTIONS
Community participation is inclusive	Keep the community informed by: <ul style="list-style-type: none">• promoting participation opportunities• seeking community input.
	Build strong partnerships with the community.
	Accurately capture the relevant views of the community.
	Make information as accessible and inclusive as possible, and seek input from groups who may find it difficult to participate in standard engagement activities, including young and older people; people with disability; Aboriginal and Torres Strait Islander people; people from a culturally and linguistically diverse background through communication and engagement initiatives.
	Prepare information that is relevant, concise, written in plain language and easy to understand.
	Use best practice engagement methods and techniques.

5.4 OBJECTIVES & ACTIONS

OBJECTIVE	ACTIONS
Community participation is genuine & accountable	<p>Clearly establish the purpose for engagement and tailor engagement activities to match the:</p> <ul style="list-style-type: none"> • context e.g. location; type of application; stage of the assessment process; previous engagement undertaken • scale and nature of the proposal and its impacts • level of community interest • community's preferences about how they would like to participate.
	Genuine and proper consideration to community input.
	Regularly review the effectiveness of community engagement.
	<p>Encourage community participation by:</p> <ul style="list-style-type: none"> • keeping the community informed promoting participation • opportunities - seeking community input.
	Integrate community input into the evaluation process. Ensure community engagement accurately captures the relevant views of the community.
	Protect privacy and respect confidentiality.
	Comply with any statutory obligations.
Community participation is easy, relevant & transparent	Clearly set out the purpose of any engagement and how and when the community can participate.
	Use visual representations to make it easier to understand the possible impacts of a proposal.
	Conversations should be clear on the purpose including what is and is not negotiable.
	Explain how community input was taken into consideration and ensure the response to community input is relevant and proportionate.

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5.4 OBJECTIVES & ACTIONS

OBJECTIVE	ACTIONS
Community participation is timely & responsive	Start community engagement as early as possible, and continue this engagement for an appropriate period.
	Provide the community reasonable time to provide input.
	Keep accurate records of engagement activities and community input.
	Adjust engagement activities (if necessary) in response to community input.
Community participation is meaningful	Explain how community input was taken into consideration, and ensure the response to community input is relevant and proportionate.
	Give genuine and proper consideration to community input.
	Regularly review the effectiveness of community engagement.
	Integrate community input into the evaluation process.
	Comply with any statutory obligations.
	Protect privacy and respect confidentiality.

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5.5 THE ROLE OF PUBLIC EXHIBITIONS

Opportunities to participate in the planning system, which include plan making and development assessment, will respond to the nature, scale and likely impact of the proposal or project being considered or assessed.

A standard, regular and valuable way for the community to participate in the planning system is by making a submission on a planning proposal or DA during the notification/formal exhibition stage. Submissions can raise positive aspects of a plan or DA to be encouraged or raise areas of concern that may require further attention in assessment.

Section 2.21 (2) of the EP&A Act outlines the types of plans and DAs that must be considered in a CPP (mandatory) and Schedule (1) sets out the minimum exhibition time frames for them. The EP&A Act also allows for the inclusion of non-mandatory applications.

Sometimes a decision about a draft planning proposal (strategic planning) might be made before it is publicly exhibited. This type of decision is known as a 'pre-gateway' decision. Other than this type of specialised decision, no decision would be made before the exhibition or notification time frame for any draft plan or DA has ended.

A corner stone technique we use to encourage participation, is the formal public exhibition of a planning proposal or DA. During the public exhibition relevant documents are made available for the community to view. This may include a draft of a policy, plan or proposed DA that Council is seeking community input on.



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5.6 PUBLIC EXHIBITION TIMEFRAMES

Section 2.21 (2) of the EP&A Act details the types of proposals that must be considered in the CPP and Schedule 1 sets a minimum time frame for their exhibition or notification. The mandatory minimum time frames for the exhibition of relevant plans and DAs (for Council planning function) are shown in the tables below. Council will always exhibit a proposal for this mandatory minimum time frame and will consider an extended time frame for exhibition based on the scale and nature of the proposal.



Activity	Exhibition period	Approval, adoption, endorsement
DAs	Varies depending on DA type	Approval under delegated authority or Planning Panels
Draft Community Participation Plans	28 day minimum	Adoption
Draft Local Strategic Planning Statements	28 day minimum	Approval and adoption
Planning Proposals for local environmental plans subject to gateway determination	28 day minimum or as specified by the State Government Gateway Determination	Approval and adoption
Draft Development Control Plans (DCPs)	28 day minimum	Approval and adoption
Draft Contributions Plans	28 day minimum	Approval and adoption
Key land use planning documents (S.7.12, VPAs)	28 day minimum	Approval and adoption
Draft Planning Agreements	28 day minimum	Approval and adoption

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5.7 DEVELOPMENT APPLICATIONS

While the EP&A Act sets minimum mandatory exhibition time frames for DAs, these timeframes can be extended to tailor the exhibition of applications to suit our local context.

One of the purposes of the Plan is to transfer some the provisions of Council's Notification Policy (Section 6) of the Hunters Hill Consolidated Development Control Plan 2013 into this Plan.



Type of development application	Minimum exhibition period
Local Development Consent (other than for complying development certificate, for designated development or for State significant development)	14 days or 30 days
Modification of Development Consent, required to be publicly exhibited by the EP&A Regulations	The period (if any) determined by the consent authority in line with CPP
Integrated Development	28 days
Designated Development	28 days
State Significant Development	28 days
Environmental Impact Statement (Division 5.1)	28 days
Environmental Impact Statement for State Significant Infrastructure (Division 5.2)	28 days
Re-exhibition of any amended application or matter referred to in table required by or under Schedule 1 of the EP&A Act.	The period (if any) determined by the person or body responsible for publicly exhibiting the application or matter

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5.8 DA NOTIFICATION REQUIREMENTS

While the EP&A Act sets minimum mandatory exhibition time frames for DAs, these timeframes can be extended to tailor the exhibition of applications to suit our local context.

For DAs that require notification, the following notifications will occur by Council or the consent authority:

Development proposals, written notice shall be provided to the following:

- Owners or occupants of adjoining land which is located next to the site of the proposed development; and
- Owners or occupants of neighbouring land where, in the opinion of the responsible officer, the existing use or current enjoyment is likely to be affected detrimentally if the proposed development were to be carried out; and
- Any other persons that are required to be notified according to the Environmental Planning and Assessment Regulations. Note: generally, within 10 days after the receipt of a development application which is considered to be satisfactory, the responsible officer will form an opinion as to which persons (if any) should be notified.

When determining whether a development proposal is likely to have detrimental effects upon adjoining or neighbouring lands, the responsible officer will consider:

- Views to and from neighbouring lands.
- Overshadowing of neighbouring lands.
- Privacy of neighbouring lands.
- Potential noise impacts upon neighbouring lands.

Applications to modify a development consent, or for the review of a development consent:

- Proposals to modify an approved development under Section 4.4 of the EP&A Act which are considered significant by the responsible officer and/or the Council - notified to all owners and occupants who were notified in relation to the original DA.
- Requests for review of a development consent according to Section 8.2A of the EP&A Act - notified to owners or occupants who made submissions in relation to the original development application.



5.8 DA NOTIFICATION REQUIREMENTS



For written notice:

- Where the adjoining or neighbouring lands are owned or occupied by more notification than one person, requirements will be satisfied by written notice to one owner or occupier.
- Non-resident owners of adjoining or neighbouring lands will be notified of the proposed development via their postal address which is shown on the Council's records.
- Where the adjoining or neighbouring lands are strata titled, notice of the proposed development will be sent to the Secretary of the Owner's Corporation.
- Where the adjoining or neighbouring lands have a community title, or are a precinct or neighbourhood parcel within the meaning of the Community Land Development Act, notice of the proposed development will be sent to the Secretary of the association for that community, precinct or neighbourhood parcel.

Persons that will not be notified are:

- Owners or occupants of a property that, in the opinion of the assessment officer, is not likely to be substantially affected by the proposed development.
- Owners or occupants of adjoining or neighbouring lands who have submitted a letter which confirms that they have no objection to the proposed development.

The notice of an application for development will be displayed on land to which the development application relates and will include details of the exhibition in accordance with the Act and the Environmental Planning and Assessment Regulations.

The notice will be a sign which is placed on the site in a position at the street frontage and the signs shall remain in place until the required notification period has expired.

- The required notice shall be provided in the form of a sign which is placed on the site in a position immediately next to the street frontage.
- Notification signs shall remain in place until the required notification period has expired.

Where to see plans and documents that are part of an exhibition?

Planning information, including plans, supporting documents and an 'application tracker', will be available for viewing on Council's website at any time. You can also visit Council's Administration Building and speak with our Customer Service Officers.

Draft planning strategies or instruments (planning proposals) can be viewed on Council's website during an exhibition period and via the NSW Planning Portal (planning proposals only).

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5.9 WHAT DOES NOTIFICATION INCLUDE?

Depending on the type of development and likely impacts, notification may include:

- an email or letter
- an advertisement in the local newspaper
- notice on Council's website, including via the 'application tracker'
- a site notice
- notice on the NSW Planning Portal

Council recognises the importance of notifying and informing the community about planning changes, plans, policies, notifications and the like. Examples of the Public Participation Spectrum are outlined below:

- Participation opportunities are promoted widely through a variety of channels including our website, correspondence, emails, media releases, editorial features and social media.
- Printed copies of planning proposals, strategies and draft LEPs and DCPs and exhibition material are available for viewing at Council's Administration Centre and upon request.
- Auslan Interpreters service is available where appropriate or at request of customer. Other communication tools like easy read documents to address access for people with diverse communication requirements will be investigated for identified projects.
- Use of a range of technology, including concept plans and 3D modelling options to make it easier to visualise how a place, plan or project would look like and what it means for a local community will be provided wherever possible.
- Use of digital engagement tools and face-to-face engagement activities to capture community feedback will be utilised wherever possible.
- Council will undertake targeted information sessions and surveys to specific audiences using relevant media.
- Consultation reports will be distributed to community members who participated in planning processes or who signed up for updates, as well as other channels like our website, social and mainstream media.
- Following determination of a DA or finalising a planning proposal or strategy, all persons who made submissions will be advised in writing of the decision.

This Plan provides examples of how the community will be engaged with for projects or development applications. However, the most appropriate engagement approach will depend on the nature and type of planning proposal, project or DA.



5.10 HOW TO MAKE A SUBMISSION

Residents can make a submission on a draft plan or DA in several ways. However, all submissions must be in writing. Submissions will be registered into Council's Records Management System.

Submissions can be received via:

- Writing an email with the draft plan name or application number as the subject line and send it to: info@huntershill.nsw.gov.au (please ensure that submissions are sent within the exhibition/submission period).
- Write a letter and send it to Hunter's Hill Council, PO Box 21, Hunters Hill NSW 2110.
- When available you can write a submission in an online feedback form available on Council's website at: www.huntershill.nsw.gov.au

Council will notify residents by sending a letter, placing a notification on our website or in the local newspaper about the exhibition and include details about how to make a submission.



5.11 SUBMISSION CONSIDERATIONS

The following considerations apply regarding the receipt of submissions:



All written submissions received within the notification and advertised exhibition period will be considered.



Submissions received outside of the exhibition period will typically not be considered unless there are exceptional/unexpected circumstances.



Petitions are documented as one submission, which contain the number of signatories.



Submissions received will form part of the outcome report.

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ITEM NO	: 4.5
SUBJECT	: BORONIA PARK FIELD AND FACILITIES RATIONALISATION
STRATEGIC OUTCOME	: PARKS, SPORTSFIELDS AND PLAYGROUNDS SUPPORT INCLUSIVE AND ACCESSIBLE PLAY.
ACTION	: DELIVER A COMMUNITY AND SPORTING FACILITY AT BORONIA PARK
REPORTING OFFICER	: SAMANTHA URQUHART

Ref:736591

PURPOSE

The purpose of this report is to:

- Amend the fees and charges for the hire of fields and facilities within Boronia Park to reflect the changes to operations associated with the new Boronia Park Sports & Community Facility (Facility), and the renewed Grandstand Pavilion.
- Finalise the terms within the licence agreement between Council and the Hunters Hill Rugby Union Club (Rugby Club).

RECOMMENDATION

1. That the report be received and noted.
2. That the financial terms of the draft licence between Council and Hunters Hill Rugby Union Club be amended to reflect the changes outlined within the body of this report.
3. That Council delegate authority to the General Manager to finalise negotiations, and to execute the licence agreement between Council and the Hunters Hill Rugby Union Club, aligning with the amendments outlined in the body of this report.
4. That Council place the amended Fees and Charges, as outlined in the body of this report, on public exhibition for a period of 28 days.
5. That a further report be brought back to Council, outlining any submissions received.

BACKGROUND

In June 2023 construction of the new Facility commenced. The Facility was designed to address significant deficiencies in the existing amenities at Boronia Park, including:

- accessible toilets, new change rooms, medical room, referees' room and canteen facilities;
- additional storage for local sporting clubs; and a

- community room with an associated servery for use by sporting clubs, local schools and other community groups.

Construction of the new Facility was undertaken by Paynter Dixon, who were awarded the contract through a competitive tender process.

On 13 August 2024 Council received the Occupation Certificate for the new Facility, which was formally opened on 13 October 2024. Since opening, Council has received a number of bookings from the community for various functions.

Over the last few months Council has been working closely with the community and various sporting groups to ensure the operations within Boronia Park (including the Facility) are equitable and transparent.

The Facility was originally designed to improve the amenity of Boronia Park, and as such it is critical that the operation of both the fields, courts and Facility are seamlessly coordinated. This needs to be done through both bookings and ongoing occupancy agreements with the major users.

REPORT

Councils Fees and Charges

In accordance with the Northern Sydney Region of Council's (NSROC)- Regional Sportsground Strategy each member Council aims to maintain consistency between Councils regarding pricing.

Most of the NSROC Councils have developed a sports field classification system, whereby all sports fields have been classified on the basis of general sports field size and condition, and the standard and amount of facilities provided on each site. There are 3 classes and the Fees and Charges are allocated to each field class. The Fees and Charges levied by these Councils are generally aligned, with only very minor variances in price, as reflected at Table 1 below. The classifications are listed below:

Class 1- Full size fields, fenced, good amenities (canteen, change rooms, referee's room, lighting, irrigation) Turf Wicket

- Boronia Park No 1- amenities within the Boronia Park Sports and Community Facility
- *Boronia Park No 2- amenities within the Boronia Park Sports and Community Facility

Class 2- Full sized fields, adequate amenities (toilets, lighting, change rooms) synthetic wicket.

- Boronia Park No 2 - amenities within the Grandstand Pavilion (available only on weekends and public holidays or after 5pm weekdays)
- **Boronia Park No 1- amenities within the Grandstand Pavilion (available only on weekends and public holidays or after 5pm weekdays)
- Gladesville Reserve

Class 3- Junior sized field/ full sized fields, basic amenities (toilets), synthetic wicket

- Boronia Park No 3
- Weil Park
- Riverglade Park

- Buffalo Creek Reserve
- Henley Bowling Greens
- Bedlam Bay Oval

* Boronia Park No 2 does not have a turf wicket.

** Boronia Park No 1 cannot be booked as a Class 2 for use of the turf wicket. It must be booked as a Class 1 only.

The current Fees and Charges reflect the operations prior to the construction of the Facility and consider the Grandstand Pavilion as the only amenity provided. In consideration of the above Council is required to amend its Fees and Charges to reflect the current provision at this site. The proposed changes to the classifications are shown in red above. There are no planned amendments to the fees currently charged.

The changes proposed to Council's Fees and Charges will enable users more flexibility when booking Ovals 1 and 2 at Boronia Park, dependent on the amenities required for their use of the field. Council has compared the Class 1, 2 and 3 fees with adjoining Councils, as shown at Table 1 below, and is satisfied that the current rate is consistent (if not slightly more expensive) with these fees and should not be amended at this time.

Name	HHC Fee (\$ per hour)	Lane Cove Fee (\$ per hour)	Willoughby Fee (\$ per hour)	Ryde Fee (\$ per hour)
Class 1- Seasonal (Turf Wicket) (hourly)	62.50	56.00	62.00	*Average 63.50
Class 1- Casual (turf wicket) (hourly)	186.50	170.00	178.50	192.00
Class 1- Seasonal (no turf wicket) (hourly)	34.50	34.00	35.00	*Average 33.00
Class 1- Casual (no turf wicket) (hourly)	103.00	90.00	99.00	76.00
Class 2- Seasonal (hourly)	25.50	24.00	24.50	*Average 23.75
Class 2- Casual (hourly)	75.00	70.00	71.50	51.50
Class 3- Seasonal (hourly)	16.50	NA	15.20	*Average 15.35
Class 3- Casual (hourly)	47.50	NA	42.00	38.50

Table 1- Comparison of Fees & Charges

*Average- reflects the average fee charged comparing the weekend and weekday rates

Licence Agreement with the Rugby Club

On 19 December 2022 Council resolved to enter into a licence agreement with the Hunters Hill Rugby Union Football Club. Council resolved the following:

1. *That the outcomes of the delegated negotiation processes with the preferred tenderer regarding the tendered construction contract, and with Hunters Hill Rugby Union Club regarding amendment to the proposed annual licence fee, be received and noted.*
2. *That, Council proceed with the construction of Boronia Park Sporting and Community Facility with Option 1 – no value engineering options undertaken.*

This would require a \$1.735m capital contribution from Council, to be drawn from general funds (unrestricted reserves), to award the design and the construction contract to Paynter Dixon to the value of \$4,943,964, with Council's contribution being inclusive of 10% allocation towards project contingencies.

3. *That, the financial terms of the draft licence between Council and Hunters Rugby Union Club be amended to include an annual licence fee of \$23,800 (ex.GST + Sydney metro CPI per annum), with the draft licence sent to the Minister for approval, in accordance with the requirements of the Local Government Act.*

Council is currently working with both the Ryde Hunters Hill Cricket Club (Cricket Club) and the Rugby Club to enter into and finalise their respective occupancy agreements. Council is focused on equity between all sporting codes and must consider the amenities associated with each field classification when determining any additional licence fees that may apply for the Club usage associated with the licence hours.

In consideration of the current field classifications and the licence area defined in the draft licence agreement between the Rugby Club and Council, it has been determined that the licence area should be reduced to reflect the associated amenities that come with hiring a Class 1 field.

The current licence area includes public toilets, change rooms, referee's room, canteen, tiered seating and breezeway within its licence area. The current fees and charges incorporate the use of these amenities (if booking a Class 1 field) and as such should not be included in the licence agreement, or used in any calculations associated with determining any licence fee for the building.

Term	Current	Proposed
Licensee	Hunters Hill Rugby Union Football Club	Hunters Hill Rugby Union Football Club
Commencement Date	TBC	TBC
Term	5 years	5 Years
Option	5 years + 5 years + 5 years	5 years + 5 years + 5 years
Permitted Use	<p>The bottom floor of the Building for the whole year for all activities associated with the administration, spectating, training, promotion, coaching and celebration of the game of Rugby Union.</p> <p>For the top and bottom floors of the Building for the Rugby Playing Season for all of the abovementioned activities including those associated with the storage of training equipment and non-hazardous material and equipment belonging to the Licensee.</p>	<p>The top floor of the Building for the whole year for all activities associated with the administration, spectating, training, promotion, coaching and celebration of the game of Rugby Union.</p> <p>For the top and bottom floors of the Building for the Rugby Playing Season for all of the abovementioned activities including those associated with the storage of training equipment and non-hazardous material and equipment belonging to the Licensee.</p>

Licence Fee	<p>(a) the Licensee must pay an Annual Licence Fee for the Building of \$23,800 (exclusive of GST) in addition to the Annual Licence Fee for the Playing Fields.</p> <p>(b) The Licensee will be charged in accordance with the Licensor's annually website published rates, which will be the equivalent rates for rugby field rental charged by the Northern Sydney Region of Councils.</p> <p>(c) The Licensee will book the Playing Fields for the Playing Season for the Term.</p> <p>(d) The Licensee is to pay for lighting of the Playing Fields based on actual hours of lighting used recorded by Centratch Data to be invoiced bi-annually.</p> <p>(e) To reflect the Licensee's Capital Contribution, the Licensor will grant the Licensee annually a 10% rebate against the amount to be paid by the Licensee for Playing Field rental and lighting usage in total.</p>	<p>(a) the Licensee must pay an Annual Licence Fee for the Building, of \$3,000 per annum (exclusive of GST). The calculations are shown at Attachment 1. in addition to the Annual Licence Fee for the Playing fields.</p> <p>(b) The Licensee will be charged in accordance with the Licensor's annually website published rates, which will be the equivalent rates for rugby field rental charged by the Northern Sydney Region of Councils.</p> <p>(c) The Licensee will book the Playing Fields for the Playing Season for the Term.</p> <p>(d) The Licensee is to pay for lighting of the Playing Fields based on actual hours of lighting used recorded by Centratch Data to be invoiced bi-annually.</p> <p>(e) To reflect the Licensee's Capital Contribution, the Licensor will grant the Licensee annually a 10% rebate against the amount to be paid by the Licensee for Playing Field rental and lighting usage in total.</p>
Review	CPI	CPI
Licence Area	<p>302sqm- Ground Flr</p> <p>232 sqm- 1st Flr</p> <p>138 sqm- Terrace/Outside</p> <p>TOTAL - 672 sqm</p>	<p>68 sqm- Ground Flr</p> <p>232 sqm- 1st Flr</p> <p>106 sqm- Terrace/Outside</p> <p>TOTAL - 406 sqm</p>
Premise	Lower Level: Change 1, Store (facing Playing Fields), First Aid, Referees, Change 2, Elec (facing Playing Fields), Female (18m2), Male (21m2); ACC Lobby, Undercroft, Canteen, Barbeque,	Lower Level : Portion of the store (facing Playing Fields), Storage Area adjacent to the canteen and storage area at rear of building.

	<p>Store 1 (58m²), Scrum Machine, Telco and Tank, and Bins (x6).</p> <p>Upper-Level Plan: Terrace, Tiered Seating (x2), Community Space, Served, ACC WC, Store (9m²) (such store to be used as an office by the Licensee for the whole year), Vinyl Store (26m²), BBQ Exhaust Cal, Telco and Tank.</p> <p>(Refer to Current Licence Plan at Attachment 2)</p>	<p>Upper-Level Plan: Terrace/Outdoor Area, Tiered Seating (x2), Community Space, Served, ACC WC, Store (9m²) (such store to be used as an office by the Licensee for the whole year), Vinyl Store (26m²).</p> <p>(Refer to Proposed Licence Plan at Attachment 2)</p>
Permitted Hours	Up to 85 bookings in season and 50 bookings outside season included in licence agreement.	Reduction of at least 33 bookings in the playing season and 22 bookings outside playing season (to be agreed by 1 April each year).
Outgoings	<ul style="list-style-type: none"> - 100% of waste removal and cleaning charges only in respect of Rugby Game Days, payable in connection with the use of the Premises located in the Building - 100 % Playing Field Lighting Charges applicable for use of Playing Fields at night-time. 	<ul style="list-style-type: none"> - 100% of waste removal and cleaning charges only in respect of Rugby Game Days, payable in connection with the use of the Premises located in the Building. - 100 % Playing Field Lighting Charges applicable for use of Playing Fields at night-time.

Table 2- Key Licence Condition comparison with current and proposed

The reduction in the licence area will lead to a decrease in the current annual building licence fee, equating to a loss in revenue to Council of \$20,800 per annum.

The Rugby Club have informed Council of their intention to hand back up to 55 bookings (387 hours) to Council per annum. This will be confirmed by the Club early next year. This equates to 40% of the bookings currently permitted within their draft licence agreement. Council intends to start to launch a marketing campaign to encourage increased bookings for the Facility and is hoping to increase its revenue by approximately \$10,000 in the first 12 months, with a further increased revenue projection of over \$20,000 per annum in its second year.

Conclusion

The amendments to the Fees and Charges and licence agreement will allow increased utilisation of the outdoor tiered seating, breezeway, change rooms, public amenities and canteen for use by all sporting clubs and users booking either Oval 1 or Oval 2 in the Class 1 category. This aligns with Council's original plan to improve the amenity of Boronia Park and incorporate this outstanding facility into the ongoing operations of the park.

This report seeks approval to:

- Amend the Fees and Charges to align with the intended changes outlined within the body of this report: and to
- Finalise the licence agreement between Council and the Rugby Club to incorporate the changes to the conditions, as outlined in Table 2 and reflected within the body of this report.

FINANCIAL IMPACT ASSESSMENT

The reduction in the building licence fee will mean a reduction to Council's anticipated revenue by \$20,800 per annum, however it is intended to make approximately \$10,000 per annum in bookings from the Facility over the next 12 months, which will reduce the expected loss in revenue to approximately \$11,000 in the first year.

ENVIRONMENTAL IMPACT ASSESSMENT

- Not applicable

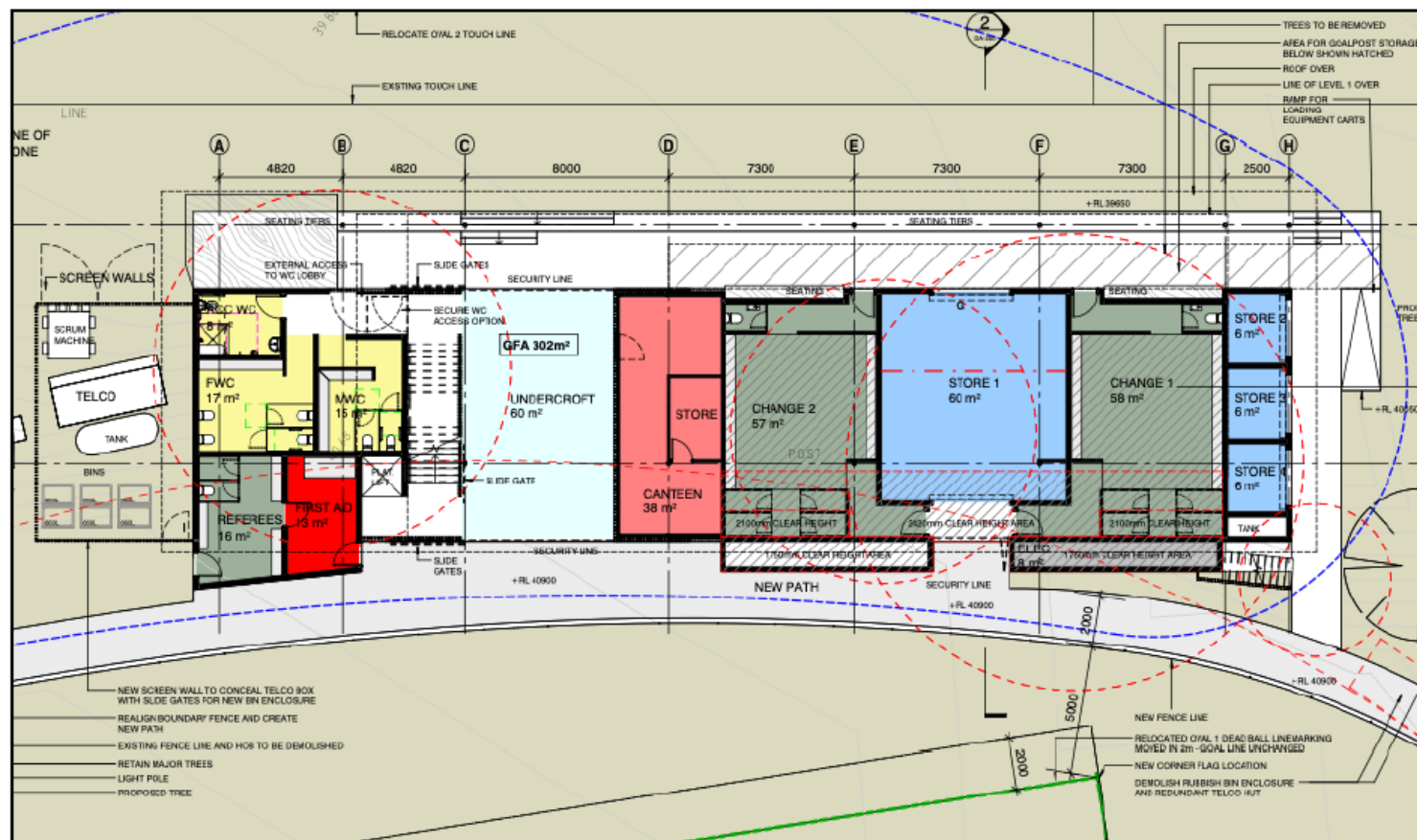
SOCIAL IMPACT ASSESSMENT

The improved operations and intended increase in community utilisation from the changes to the Fees and Charges will provide equity through the provision of adequate amenities and access to the new Facility.

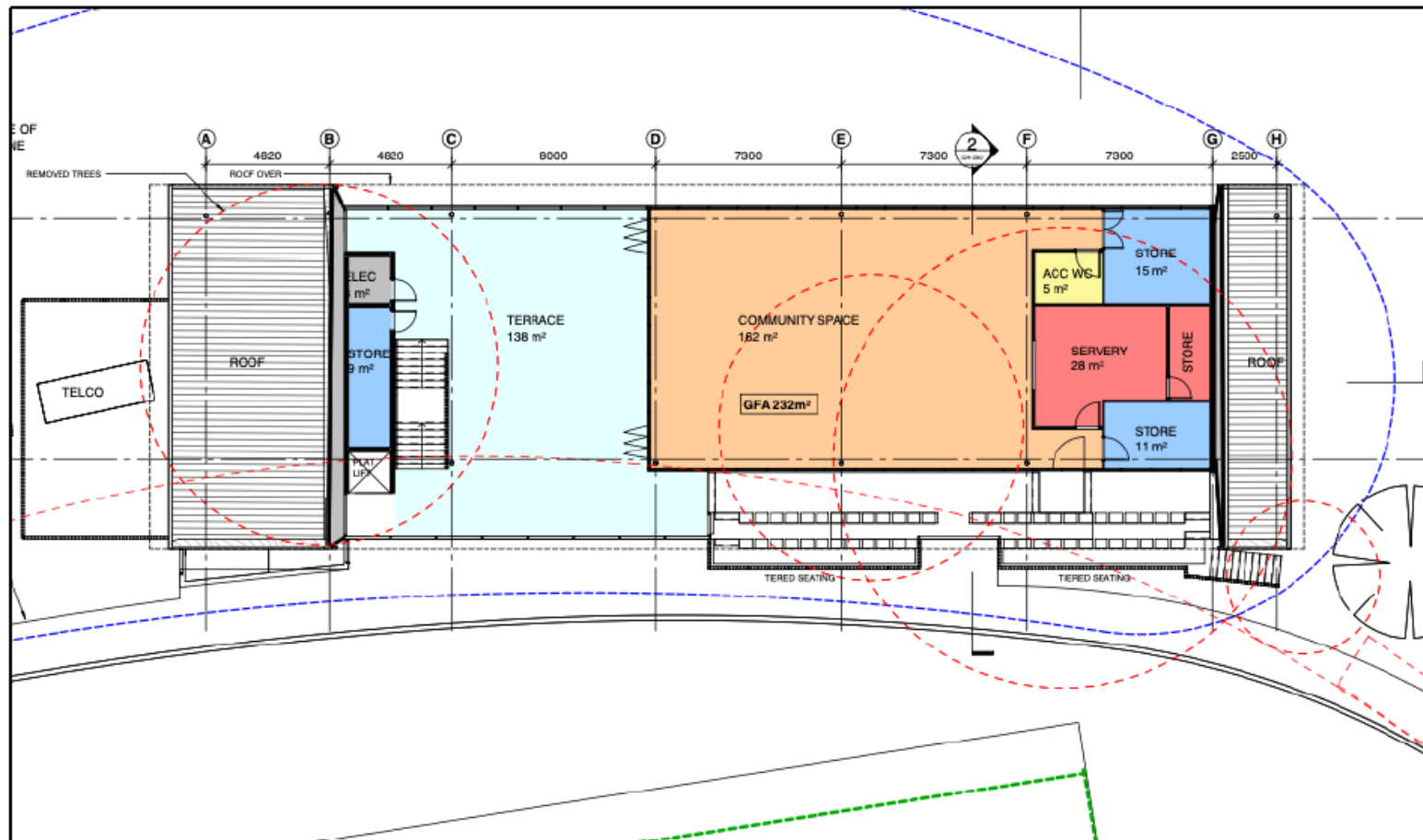
ATTACHMENTS

1. Licence Fee calculations (attached under separate cover) - Confidential
2. Licence Plans - Current and Proposed [↓](#)

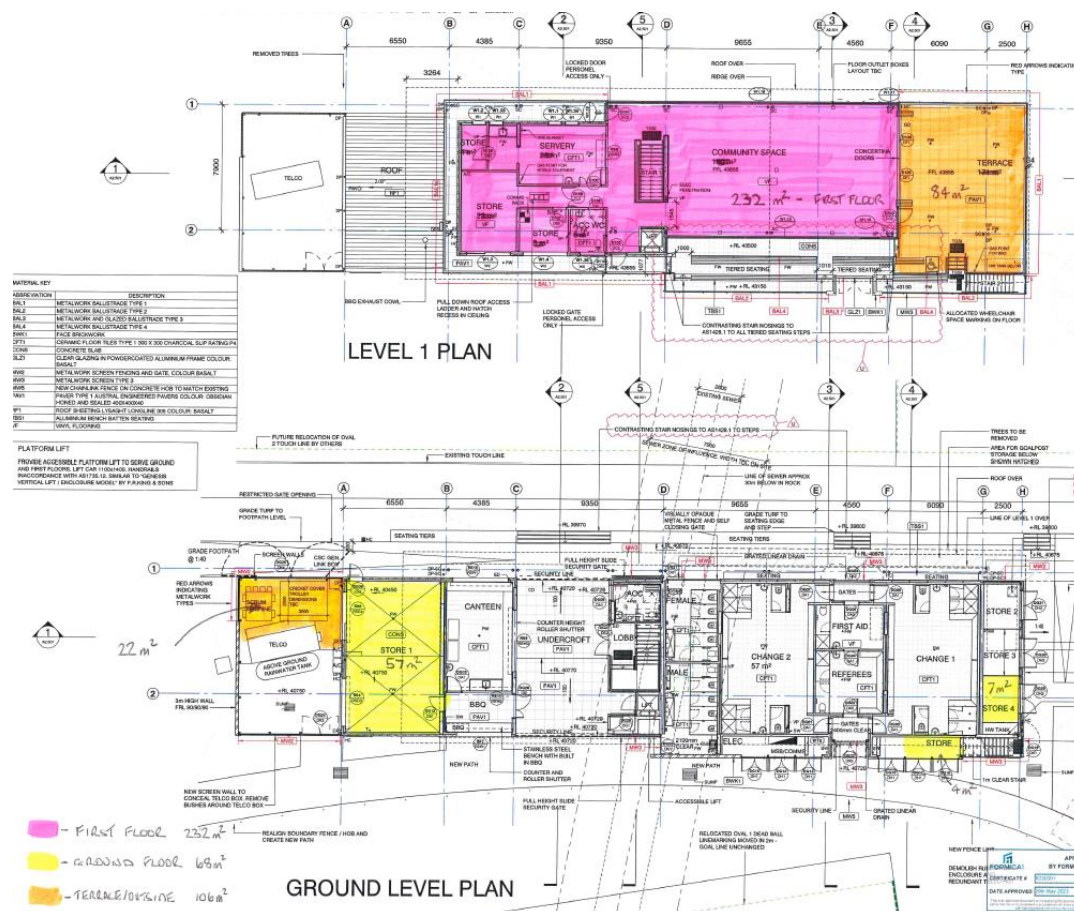
CURRENT LICENCE PLAN (GROUND FLOOR) - LICENCE AREA IS SHADED BELOW



CURRENT LICENCE PLAN (FIRST FLOOR) - LICENCE AREA IS SHADED BELOW



PROPOSED LICENCE AREA- SHADED BELOW



ITEM NO	: 4.6
SUBJECT	: QUARTERLY BUDGET REVIEW AS AT 30 SEPTEMBER, 2024
STRATEGIC OUTCOME	: COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	: PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	: MAY VILAYTHONG

Ref:736873

PURPOSE

Under Integrated Planning and Reporting requirements, the Responsible Accounting Officer must prepare a Quarterly Budget Review Statement for Council. Actual results for the quarter are assessed to determine the need for revisions to the original budget.

RECOMMENDATION

1. That the report be received and noted.
2. That variations to the FY2024-25 operational and capital budget, as outlined in this report, be adopted.

BACKGROUND

Council is required to prepare a Budget Review Statement each quarter, in accordance with Clause 203 (1) of the Local Government (General) Regulation 2021. This report is prepared for the period ending 30 September 2024.

REPORT

The Budget is comprised of two components:

- Operational budgets which are recorded in Council's Annual Income and Expenditure Statement.
- Capital budgets, where spend on new and/or asset renewal projects are recorded in Council's Balance Sheet (maintenance of civic assets, and corresponding depreciation costs, are recorded in the annual Income and Expenditure Statement).

Council's original budget for FY2024-25 provided for an operational surplus of \$1,939,391 and a net operating deficit result before capital items of (\$49,824).

As a result of revised budget variations for this quarter, it is projected that the net operating surplus from continuing operations will be decreased to \$1,779,326 and that the net operating deficit result before capital items is expected to increase to (\$302,824).

Income and expense statement

The following adjustments to the budgeted Income and Expense Statement are required:

<i>Movement</i>	<i>Income</i>
<i>Increase</i>	Operating Grant Income: \$26,400 <ul style="list-style-type: none"> The following additional unbudgeted grant income received: <ul style="list-style-type: none"> \$6K from The Premier's Department for Local Small Commitments allocation program and \$20K from The Department of Planning – Crown Land Reserve Improvement Funding
<i>Increase</i>	Capital Grant Income: \$92,935 <ul style="list-style-type: none"> Council has secured additional unbudgeted grant income from the Department of Infrastructure – Local Roads and Community Infrastructure Program Phase 4

<i>Movement</i>	<i>Expenses</i>
<i>Increase</i>	Materials and services: \$279,400 <ul style="list-style-type: none"> The \$26k expenditure for operational grant income received in the following programs: Local Small Commitments allocation program: <ul style="list-style-type: none"> Replacement of a swing set at Prince George Parade Reserve; Weed control at Gladesville Reserve and along the Lane Cove and Parramatta River. Additional funding is required of \$253k for planning legal expenses, in defending the application of the Proposed Marina at Woolwich.

Cash and Investments

A summary of the movements in the projected cash and investment budget, including funding sources for operating and capital budget variations for this quarter, are included in the report attachment.

Key Performance Indicators

Hunters Hill uses the following financial ratios to measure its performance against the benchmarks set by the Office of Local Government (OLG):

Ratio description	Quarterly Commentary
Operating performance ratio Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions). Total expenses include depreciation, amortisation and impairment. The benchmark set by OLG is greater than zero per cent.	This ratio is projected to decrease to -0.24%, from the original budgeted ratio of 0.86%. This is primarily due to the increased operational

Ratio description	Quarterly Commentary
<p>In FY2023-24, the operating performance ratio was -5.34%. The original budgeted ratio for FY2024/25 was 0.86%.</p>	<p>expenses that is expected to exceed budget.</p>
<p>Own source operating revenue Measures the degree to which Council relies on external funding sources such as operating grants and contributions.</p> <p>In FY2023-24, the ratio achieved was 67.01% which exceeded the benchmark set by OLG is greater than 60 per cent. The ratio indicates that Council generates adequate funds from own source revenues. Council's projected original budget ratio for FY2024-25 was 87.9%.</p>	<p>The ratio this quarter is unchanged from original budget 87.9%</p>
<p>Unrestricted current ratio This ratio measures Council's ability to meet its short-term obligations i.e. those which aren't external obligations such as Developer Contributions and special levies.</p> <p>The benchmark set by OLG is greater than 1.5 times.</p> <p>In FY2023-24, Council's ratio was greater than 4.51 times. The FY2024-25 budgeted ratio is forecast to be greater than 2.3 times.</p>	<p>The ratio this quarter is unchanged from original budget, with Council projected to have \$2.3 of unrestricted current assets available to service every \$1.00 of its unrestricted current liabilities.</p>
<p>Rates and annual charges outstanding percentage Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.</p> <p>The benchmark set by OLG is less than 5 per cent for metropolitan Councils. In FY2023-24, the ratio was 6.21% which is greater than the benchmark.</p>	<p>The original budgeted ratio for FY2024-25 is 4.6%. The ratio this quarter is unchanged from the original budgeted ratio.</p>
<p>Cash expense cover ratio This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow.</p> <p>The OLG benchmark is greater than 3 months. In FY2023-24, the ratio achieved was 11.24 months. In FY2024-25, this was budgeted to increase to 12.3 months, primarily due to the continuing inflationary cost impacts of employee, materials and services costs.</p>	<p>It is forecasted that Council will have had the capacity to cover 11.99 months of cash expenditure without additional cash inflows.</p>

FINANCIAL IMPACT ASSESSMENT

The impact on Council's forecasted 2024-25 financial results are included in this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Quarterly Budget Review Statement - September 2024 [↓](#)

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/24 to 30/09/24

Report by responsible accounting officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

30 September 2024

It is my opinion that the Quarterly Budget Review Statement for Hunters Hill Council for the quarter ended 30/09/24 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____

May Vilaythong

date: 19.11.2024

May Vilaythong
Responsible accounting officer

Hunters Hill Council

Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Income & expenses budget review statement

Budget review for the quarter ended 30 September 2024

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Approved Changes Sep QBRS	Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
Income							
Rates and annual charges	15,837,350		15,837,350			15,837,350	15,865,679
User charges and fees	1,439,006		1,439,006			1,439,006	324,499
Other revenues	1,221,142		1,221,142			1,221,142	289,000
Other income	2,500,000		2,500,000			2,500,000	-
Grants and contributions - operating	1,030,359		1,030,359	26,400	1	1,056,759	43,641
Grants and contributions - capital	1,989,215		1,989,215	92,935	2	2,082,150	161,741
Interest and investment revenue	891,286		891,286			891,286	37,718
Net gain from disposal of assets	50,000		50,000			50,000	7,643
Total income from continuing operations	24,958,358	-	24,958,358	119,335		25,077,693	16,729,921
Expenses							
Employee benefits and on-costs	7,520,729		7,520,729			7,520,729	1,705,027
Materials and services	9,793,630		9,793,630	279,400	3	10,073,030	2,365,061
Depreciation and amortisation	4,062,614		4,062,614			4,062,614	1,011,153
Other expenses	1,344,694		1,344,694			1,344,694	333,057
Net Loss from disposal of assets	297,300		297,300			297,300	-
Total expenses from continuing operations	23,018,967	-	23,018,967	279,400		23,298,367	5,414,298
Net operating result from continuing operations	1,939,391	-	1,939,391	(160,065)		1,779,326	11,315,622
Net operating result from all operations	1,939,391	-	1,939,391	(160,065)		1,779,326	11,315,622
Net Operating Result before Capital Items	(49,824)	-	(49,824)	(253,000)		(302,824)	11,153,881

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2024 and should be read in conjunction with the total QBRS report

Budget Variations being recommended include the following material items:

Notes Details

September

[illegible]

Hunters Hill Council

Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Capital budget review statement

Budget review for the quarter ended 30 September 2024

Capital budget - Council Consolidated

(\$000's)	Original budget 2024/25	Approved changes			Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRS	Sep QBRS					
Capital expenditure									
New assets									
- Plant & equipment					-			-	
- Land & buildings	1,280,000	455,568	641,000		2,376,568			2,376,568	491,017
- Roads, bridges, footpaths	291,200	(16,183)			275,017			275,017	3,575
- IT, Office equipment & software, Furniture & Fittings -other	262,000		26,000		288,000			288,000	98,355
Renewal assets (replacement)					-			-	
- Plant & equipment	440,000				440,000			440,000	
- Land & buildings	1,230,767	346,975	78,000		1,655,743			1,655,743	62,029
- Roads, bridges, footpaths	2,052,684	109,000			2,161,684			2,161,684	42,620
- Stormwater & drainage	106,192	430,540			536,732			536,732	
- IT, Office equipment & software, Furniture & Fittings -other	200,000	236,398			436,398			436,398	
Total capital expenditure	5,862,844	1,562,298	745,000	-	8,170,142	-		8,170,142	697,597
Capital funding									
Rates & other untied funding	3,661,644	99,536	130,000		3,891,180			3,891,180	175,478
Capital grants & contributions	1,071,200	686,015			1,757,215			1,757,215	17,589
Reserves:									
- External restrictions/reserves	520,000	495,540			1,015,540			1,015,540	
- Internal restrictions/reserves	560,000	281,207	615,000		1,456,207			1,456,207	504,530
Receipts from sale of assets									
- Plant & equipment	50,000				50,000			50,000	
Total capital funding	5,862,844	1,562,298	745,000	-	8,170,142	-		8,170,142	697,597
Net capital funding - surplus/(deficit)	-	-	-	-	-	-		-	-

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2024 and should be read in conjunction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Cash & investments budget review statement

Budget review for the quarter ended 30 September 2024

Cash & investments - Council Consolidated

(\$000's)	Cash Opening balance 2024/25	Approved changes Other than by QBRS	Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
Externally restricted ⁽¹⁾							
Developer contributions - general	2,210,771	(495,540)	1,715,231			1,715,231	2,372,816
Other developer contributions	138,001		138,001			138,001	138,001
Specific purpose unexpended grants (recognised as	693,977	(686,015)	7,962			7,962	688,095
Domestic waste management	1,023,411		1,023,411			1,023,411	1,023,411
Other special levies	1,347,273	(99,536)	1,247,737			1,247,737	1,828,758
Total externally restricted	5,413,433	(1,281,091)	4,132,342	-		4,132,342	6,051,081
(1) Funds that must be spent for a specific purpose							
Internally restricted ⁽²⁾							
Plant and vehicle replacement	426,421		426,421			426,421	426,421
Employees leave entitlement	800,673		800,673			800,673	800,673
Deposits, retentions and bonds	3,674,000		3,674,000			3,674,000	3,781,914
Construction of buildings	195,122	(25,992)	169,130			169,130	182,472
Office equipment	228,540	(138,749)	89,791			89,791	368,540
Road reconstruction	223,760		223,760			223,760	223,760
Elections	278,583		278,583			278,583	278,583
Insurance reserve	137,860		137,860			137,860	137,860
Sustainability Reserve	196,500		196,500			196,500	196,500
Asset Re-purposing	5,478,842	(615,000)	4,863,842			4,863,842	4,863,842
Traffic and transport	71,160		71,160			71,160	71,160
Boronia Park - disposal soil	86,657		86,657			86,657	-
Safety and welfare expenses - OH&S incentive	34,473		34,473			34,473	33,874
Community initiatives and minor capital works	20,000		20,000			20,000	20,000
Stormwater and marine maintenance reserve	15,000	35,000	50,000			50,000	50,000
Community Building Maintenance Reserve	11,300	38,700	50,000			50,000	50,000
Boronia Park Sporting & Community Facility - Council		615,000	615,000			615,000	29,827
Depot Operations Strategy	459,031		459,031			459,031	465,333
Gladesville Masterplan	260,000		260,000			260,000	260,000
Contributions for Hillman orchard restoration project	11,952		11,952			11,952	11,952
Total internally restricted	12,609,873	(91,041)	12,518,832	-	-	12,518,832	12,252,709

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2024 and should be read in conjunction with the total QBRS report

(2) Funds that Council has earmarked for a specific purpose

Unrestricted (ie. available after the above Restrictic	1,942,694	780,368	2,723,062	(160,065)	2,562,997	2,946,458
Total Cash & investments	19,966,000	(591,764)	19,374,236	(160,065)	19,214,171	21,250,248

This statement forms part of Council’s Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2024 and should be read in conjunction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/24 to 30/09/24**Cash & investments budget review statement****Investments**

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$548,910

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.

The date of completion of this bank reconciliation is 16.10.24

Reconciliation status

The YTD cash & investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at bank (as per bank statements)

548,910

Investments on hand

20,691,911

less: unrepresented cheques

(Timing Difference)

9,427

Reconciled cash at bank & investments

21,250,248

Balance as per QBRS review statement:

21,250,248

Difference:

-

Hunters Hill Council

Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Key performance indicators budget review statement - Council specific KPI's

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget 24/25	Actuals prior periods	
	Amounts	Indicator		23/24	22/23
	24/25	24/25			

The Council monitors the following Key Performance Indicators:

1. Operating Ratio

Operating revenue (excl. capital) - operating expenses	-55	-0.24%	0.86%	-5.34%	-4.81%
Operating revenue (excl. capital grants & contributions)	22945				

Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions).

2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)	21889	87%	88%	67%	83.6%
Total Operating revenue (incl. capital grants & cont)	25028				

Measures the degree to which Council relies on external funding sources such as operating grants and contributions.

3. Unrestricted current ratio

Current assets less all external restrictions	15979	2.3	2.3	4.5	2.3
Current liabilities less specific purpose liabilities	6805				

This ratio measures Council's ability to meet its short-term obligations i.e. those which aren't external obligations such as Developer Contributions and special levies.

Hunters Hill Council

Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Key performance indicators budget review statement - Council specific KPI's

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget 24/25	Actuals prior periods	
	Amounts	Indicator		23/24	22/23
	24/25	24/25			

The Council monitors the following Key Performance Indicators:

4. Rates, annual charges, interest & extra charges outstanding

Rates, annual & extra charges outstanding	756	4.5%	4.6%	6%	4.8%
Rates, annual & extra charges collectible	16631				

Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.

5. Cash expense cover ratio

Current year's cash & cash equivalents (incl.term deposits)	19214	11.99	12.3	11.2	19.1
Operating & financing activities cash flow payments	19236				

This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow.

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/24 to 30/09/24

Contracts budget review statement

Budget review for the quarter ended 30 September 2024

Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value	Start date	Duration of contract	Budgeted (Y/N)	Notes
Landmark Marinas Pty Ltd trading as Clement Marine Constructions	Bedlam Bay Swim Site	343,756	14/07/24		Y	
2020 Projects Pty Ltd	Works Depot Boronia Park	858,690	26/09/24		Y	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2024 and should be read in conjunction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/24 to 30/09/24

Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	53,000	Y
Legal Fees	118,124	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

ITEM NO	: 4.7
SUBJECT	: SUMMARY OF COUNCIL INVESTMENTS AS AT 31 OCTOBER 2024
STRATEGIC OUTCOME	: COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	: PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	: JOHN JAVILLONAR

Ref:736998

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 31 October 2024.

All investments are undertaken and reported in compliance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's policy on investments.

RECOMMENDATION

1. That the report be received and noted.

REPORT

In accordance with Council's Investment Policy, investments are selected with the objective of generating additional income revenue streams, whilst balancing liquidity to meet organisational cash flow requirements.

Term deposits are made across several financial institutions to spread risk, with the majority currently having terms over 180 days to benefit from higher returning interest yields. Council's Investment Policy allows for 10% of its portfolio to be invested with Ministerial Approved Investments with NSW Treasury Corporation. Floating Rate Notes are also permissible within defined portfolio institution and credit rating thresholds.

Table 1 lists the terms and rate of return of all of Council's investments including the interest earned for Term Deposits held to maturity.

Council's investment portfolio posted a marked-to-market return of 3.77%pa (0.31% actual) versus the bank bill index benchmark return of 4.50%pa (0.37% actual). For the past 12 months, Council's investment portfolio has returned 5.43% versus the benchmark's 4.45%.

Attachment 1 – Investment Summary Report also provides additional detail on the value of accrued interest earnings for each investment holding.

TABLE 1 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 31 OCTOBER 2024

Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earnt at maturity
AMP	Term Deposit	BBB+	\$ 500,000	16/11/2023	18/11/2024	5.40%	\$ 27,000.00
Suncorp	Term Deposit	AA-	\$ 1,000,000	29/11/2023	26/11/2024	5.52%	\$ 54,897.53
NAB	Term Deposit	AA-	\$ 1,000,000	30/08/2024	4/12/2024	4.97%	\$ 13,071.78
NAB	Term Deposit	AA-	\$ 1,000,000	3/07/2024	8/01/2025	5.37%	\$ 27,806.30
AMP	Term Deposit	BBB+	\$ 1,250,000	27/08/2024	29/01/2025	5.00%	\$ 26,541.10
NAB	Term Deposit	AA-	\$ 1,000,000	24/07/2024	4/02/2025	5.31%	\$ 28,368.49
NAB	Term Deposit	AA-	\$ 1,000,000	30/08/2024	4/03/2025	5.04%	\$ 25,683.29
NAB	Term Deposit	AA-	\$ 1,000,000	11/09/2024	11/03/2025	5.04%	\$ 24,992.88
NAB	Term Deposit	AA-	\$ 1,000,000	1/05/2024	6/05/2025	5.25%	\$ 53,219.18
Suncorp	Term Deposit	AA-	\$ 1,000,000	30/10/2024	28/05/2025	5.07%	\$ 29,169.86
AMP	Term Deposit	BBB+	\$ 500,000	9/08/2024	11/06/2025	5.20%	\$ 21,797.26
AMP	Term Deposit	BBB+	\$ 1,000,000	13/08/2024	11/06/2025	5.20%	\$ 43,024.66
AMP	Term Deposit	BBB+	\$ 1,250,000	27/08/2024	25/06/2025	5.02%	\$ 51,919.18
NAB	Term Deposit	AA-	\$ 1,000,000	3/07/2024	2/07/2025	5.45%	\$ 54,350.68
AMP	Term Deposit	BBB+	\$ 555,008	12/08/2024	12/08/2025	5.05%	\$ 28,027.92
Macquarie	Call	A+	\$ 2,035,909			4.63%	
CBA	Floating Rate Note	AA-	\$ 500,000	13/01/2023	13/01/2028	5.56%	
CBA	Business online saver	AA-	\$ 1,440,554			4.35%	

Institution	Reference	Lodged		Month-end	Balance at month-end	Month return
TCorp	Medium Term Growth Fund	2-Jun-21	\$1,500,000.00	June-2021	\$1,515,096.51	1.01%
				July-2021	\$1,538,434.43	1.54%
		9-Aug-21	\$500,000.00	August-2021	\$2,052,149.68	0.79%
				12mths to Sept 22	\$2,026,923.72	-0.73%
				12mths to Sept 23	\$1,988,672.64	0.50%
				12mths to Sept 24	\$2,173,547.22	1.62%
			Closing Balance	October-2024	\$2,160,164.07	-0.62%

Certification – Responsible Accounting Officer

Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Oct 2024	0.31%	0.37%	-0.06%
Last 3 months	1.15%	1.12%	0.03%
Last 6 months	2.66%	2.23%	0.43%
Financial Year to Date	1.76%	1.49%	0.27%
Last 12 months	5.43%	4.45%	0.98%

Below is a summary of the total portfolio by credit exposure, maturity terms and investment holdings as at 31 October 2024:

TABLE 2 – PORTFOLIO TOTAL BY CREDIT EXPOSURE

Credit Rating Group	Face Value (\$)		Policy Max	
AA	12,095,386	57%	100%	✓
A	2,035,909	10%	60%	✓
BBB	5,055,008	24%	30%	✓
TC	2,160,164	10%	15%	✓
21,346,467				

TABLE 3 – PORTFOLIO TOTAL BY MATURITY TERMS

	Face Value (\$)		Policy Max	
Between 0 and 1 years	20,846,467	98%	100%	✓
Between 3 and 10 years	500,000	2%	40%	✓
21,346,467				

TABLE 4 – PORTFOLIO TOTAL BY INVESTMENT HOLDINGS

	Face Value (\$)	Current Value (\$)
Cash	4,631,295	4,631,295
Floating Rate Note	500,000	506,865
Managed Funds	2,160,164	2,160,164
Term Deposit	14,055,008	14,055,008
	21,346,467	21,353,332

Table 5 below provides a breakdown of our cash balance by internal and external restrictions.

External restrictions refer to funds that are subject to legislative obligations, such as section 7.12 contributions, as well as unspent tied grant funding.

Internal restrictions refer to cash assets defined by Council to cover commitments that are expected to arise in the future, and where it is prudent to hold cash in restrictions to cover these obligations.

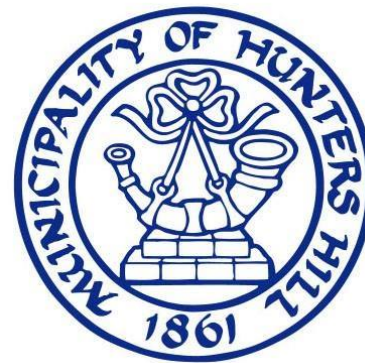
October investments include the following restrictions

Table 5 - EXTERNAL & INTERNAL RESTRICTIONS

	Actual as at 30 September 2024	Actual as at 31 October 2024
Developer contributions - S7.12	\$2,372,816.02	\$2,466,564.09
Other developer contribution	\$138,000.61	\$138,000.61
Specific purpose unexpended grants	\$688,094.69	\$688,061.69
Domestic waste management	\$1,023,411.40	\$1,023,411.40
Other special levies	\$1,828,758.22	\$1,802,700.32
Total External Restrictions	\$6,051,080.93	\$6,118,738.10
Internal Restrictions		
Plant and vehicle replacement	\$426,420.68	\$426,420.68
Employee leave entitlements	\$800,672.87	\$800,672.87
Deposits, retentions and bonds	\$3,781,913.59	\$3,811,707.59
Construction of building	\$182,472.00	\$182,472.00
Office equipment & furniture	\$368,539.77	\$368,539.77
Elections	\$278,582.73	\$278,582.73
Insurance reserve	\$137,859.78	\$137,859.78
Road Reconstruction	\$223,760.00	\$223,760.00
Traffic & Transport	\$71,160.00	\$0.00
Sustainability Reserve	\$196,500.48	\$196,500.48
Asset Re-purposing	\$4,863,841.74	\$4,863,841.74
Safety & welfare expenses OH&S Incentive	\$33,874.07	\$33,874.07
Community Initiatives & Minor Capital Works	\$20,000.00	\$20,000.00
Stormwater & marine maintenance reserve	\$50,000.00	\$50,000.00
Community building maintenance reserve	\$50,000.00	\$50,000.00
Depot Operations Strategy	\$465,332.50	\$455,795.00
Gladesville Masterplan	\$260,000.00	\$260,000.00
Contributions for Hillman Orchard Restoration Project	\$11,951.84	\$8,781.84
Total Internal Restrictions	\$12,252,709.05	\$12,168,808.55
Total Restrictions	\$18,303,789.98	\$18,287,546.65

ATTACHMENTS

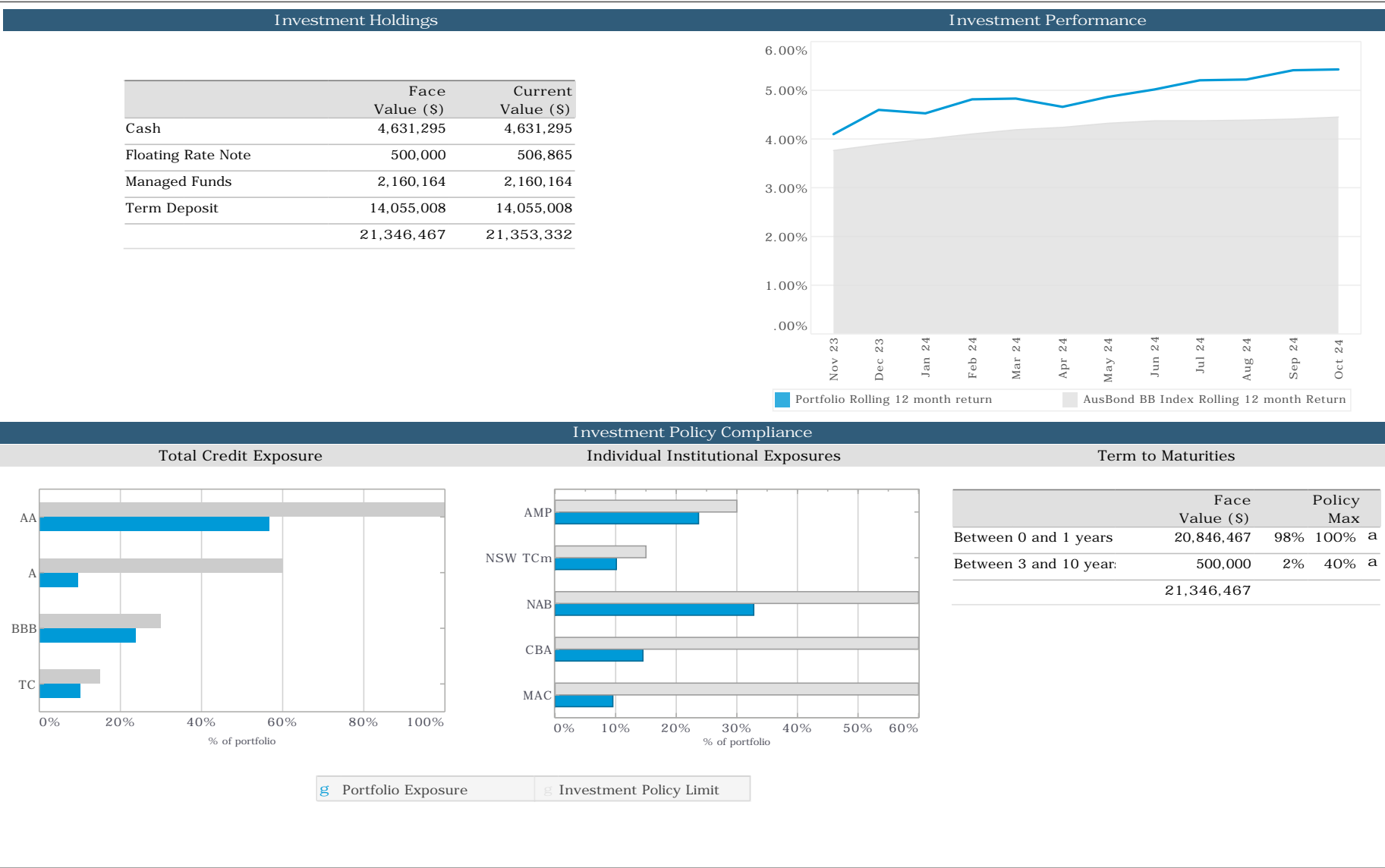
1. Investment Summary Report October 2024 [🔗](#)



Investment Summary Report
October 2024



Hunters Hill Council
Executive Summary - October 2024



Hunters Hill Council

Investment Holdings Report - October 2024



Cash Accounts											
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating		Current Value (\$)	Deal No.				Reference
	1,154,831.86	0.0000%	Commonwealth Bank of Australia	AA-		1,154,831.86	538227				General
	1,440,554.02	4.3500%	Commonwealth Bank of Australia	AA-		1,440,554.02	545055				BOS
	2,035,909.03	4.6305%	Macquarie Bank	A+		2,035,909.03	540871				Accelerator
	4,631,294.91	3.3886%				4,631,294.91					
Managed Funds											
	Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name	Current Value (\$)	Deal No.				Reference
	2,160,164.07	-0.6157%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	2,160,164.07	541469				
	2,160,164.07	-0.6157%				2,160,164.07					
Term Deposits											
Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
18-Nov-24	500,000.00	5.4000%	AMP Bank	BBB+	500,000.00	16-Nov-23	525,964.38	544649	25,964.38	At Maturity	
26-Nov-24	1,000,000.00	5.5200%	Suncorp Bank	AA-	1,000,000.00	29-Nov-23	1,051,116.71	544673	51,116.71	At Maturity	
4-Dec-24	1,000,000.00	4.9700%	National Australia Bank	AA-	1,000,000.00	30-Aug-24	1,008,578.36	545428	8,578.36	At Maturity	
8-Jan-25	1,000,000.00	5.3700%	National Australia Bank	AA-	1,000,000.00	3-Jul-24	1,017,801.92	545230	17,801.92	At Maturity	
29-Jan-25	1,250,000.00	5.0000%	AMP Bank	BBB+	1,250,000.00	27-Aug-24	1,261,301.37	545397	11,301.37	At Maturity	
4-Feb-25	1,000,000.00	5.3100%	National Australia Bank	AA-	1,000,000.00	24-Jul-24	1,014,547.95	545266	14,547.95	At Maturity	
4-Mar-25	1,000,000.00	5.0400%	National Australia Bank	AA-	1,000,000.00	30-Aug-24	1,008,699.18	545427	8,699.18	At Maturity	
11-Mar-25	1,000,000.00	5.0400%	National Australia Bank	AA-	1,000,000.00	11-Sep-24	1,007,042.19	545485	7,042.19	At Maturity	
6-May-25	1,000,000.00	5.2500%	National Australia Bank	AA-	1,000,000.00	1-May-24	1,026,465.75	545053	26,465.75	At Maturity	
28-May-25	1,000,000.00	5.0700%	Suncorp Bank	AA-	1,000,000.00	30-Oct-24	1,000,277.81	545588	277.81	At Maturity	
11-Jun-25	500,000.00	5.2000%	AMP Bank	BBB+	500,000.00	9-Aug-24	505,983.56	545336	5,983.56	At Maturity	
11-Jun-25	1,000,000.00	5.2000%	AMP Bank	BBB+	1,000,000.00	13-Aug-24	1,011,397.26	545352	11,397.26	At Maturity	
25-Jun-25	1,250,000.00	5.0200%	AMP Bank	BBB+	1,250,000.00	27-Aug-24	1,261,346.58	545396	11,346.58	At Maturity	
2-Jul-25	1,000,000.00	5.4500%	National Australia Bank	AA-	1,000,000.00	3-Jul-24	1,018,067.12	545231	18,067.12	At Maturity	



Hunters Hill Council

Investment Holdings Report - October 2024



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
12-Aug-25	555,008.31	5.0500%	AMP Bank	BBB+	555,008.31	12-Aug-24	561,228.20	545347	6,219.89	At Maturity	
	14,055,008.31	5.1830%			14,055,008.31		14,279,818.34		224,810.03		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
13-Jan-28	500,000.00	5.5650%	CBA Snr FRN (Jan28) BBSW+ 1.15%	AA-	500,000.00	13-Jan-23	508,237.19	543689	1,372.19	13-Jan-25	
	500,000.00	5.5650%			500,000.00		508,237.19		1,372.19		

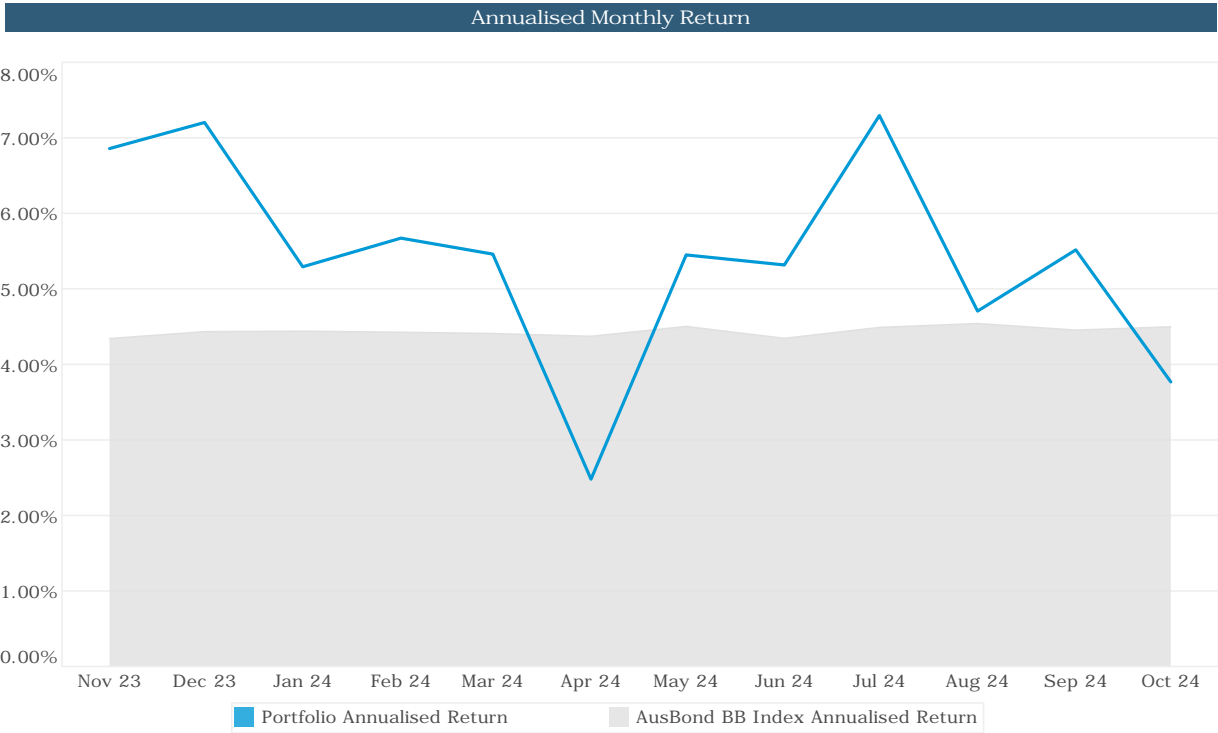
Hunters Hill Council

Accrued Interest Report - October 2024



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
<u>Cash</u>									
Commonwealth Bank of Australia	538227					4.43	0	3.23	
Commonwealth Bank of Australia	545055					5,132.12	0	5,322.16	4.35%
Macquarie Bank	540871					7,975.37	0	7,975.37	4.63%
						13,111.92		13,300.76	4.52%
<u>Floating Rate Note</u>									
CBA Snr FRN (Jan28) BBSW+ 1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	6,984.94	31	2,370.04	5.58%
						6,984.94		2,370.04	5.58%
<u>Term Deposits</u>									
AMP Bank	544582		500,000.00	18-Oct-23	18-Oct-24	25,820.55	17	1,199.32	5.15%
Westpac Group	544612		1,000,000.00	2-Nov-23	30-Oct-24	54,400.27	29	4,346.02	5.47%
AMP Bank	544649		500,000.00	16-Nov-23	18-Nov-24	0.00	31	2,293.15	5.40%
Suncorp Bank	544673		1,000,000.00	29-Nov-23	26-Nov-24	0.00	31	4,688.22	5.52%
National Australia Bank	545428		1,000,000.00	30-Aug-24	4-Dec-24	0.00	31	4,221.10	4.97%
National Australia Bank	545230		1,000,000.00	3-Jul-24	8-Jan-25	0.00	31	4,560.82	5.37%
AMP Bank	545397		1,250,000.00	27-Aug-24	29-Jan-25	0.00	31	5,308.22	5.00%
National Australia Bank	545266		1,000,000.00	24-Jul-24	4-Feb-25	0.00	31	4,509.87	5.31%
National Australia Bank	545427		1,000,000.00	30-Aug-24	4-Mar-25	0.00	31	4,280.55	5.04%
National Australia Bank	545485		1,000,000.00	11-Sep-24	11-Mar-25	0.00	31	4,280.55	5.04%
National Australia Bank	545053		1,000,000.00	1-May-24	6-May-25	0.00	31	4,458.90	5.25%
Suncorp Bank	545588		1,000,000.00	30-Oct-24	28-May-25	0.00	2	277.81	5.07%
AMP Bank	545336		500,000.00	9-Aug-24	11-Jun-25	0.00	31	2,208.22	5.20%
AMP Bank	545352		1,000,000.00	13-Aug-24	11-Jun-25	0.00	31	4,416.44	5.20%
AMP Bank	545396		1,250,000.00	27-Aug-24	25-Jun-25	0.00	31	5,329.46	5.02%
National Australia Bank	545231		1,000,000.00	3-Jul-24	2-Jul-25	0.00	31	4,628.76	5.45%
AMP Bank	545347		555,008.31	12-Aug-24	12-Aug-25	0.00	31	2,380.45	5.05%
						80,220.82		63,387.86	5.21%
<u>Grand Totals</u>						<u>100,317.68</u>		<u>79,058.66</u>	<u>5.09%</u>

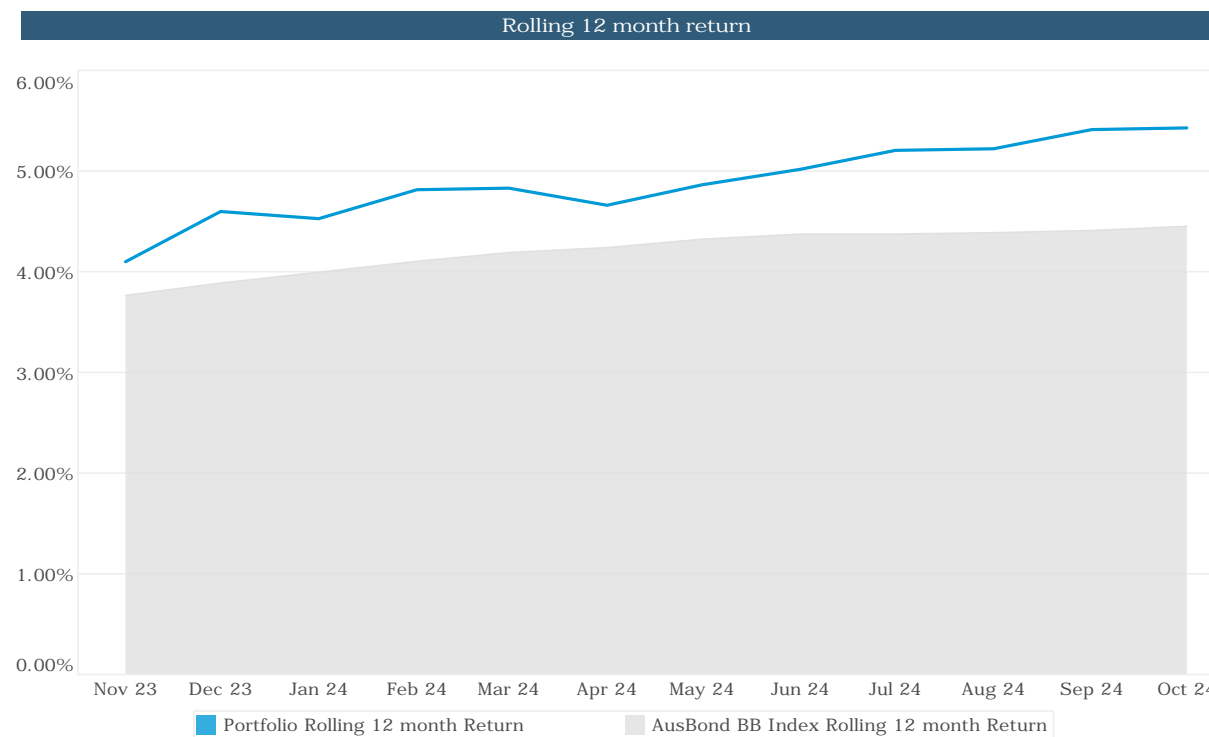
Hunters Hill Council
Investment Performance Report - October 2024



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Oct 2024	3.77%	4.50%	-0.73%
Last 3 months	4.65%	4.50%	0.15%
Last 6 months	5.34%	4.47%	0.87%
Financial Year to Date	5.31%	4.50%	0.81%
Last 12 months	5.43%	4.45%	0.98%

Hunters Hill Council

Investment Performance Report - October 2024

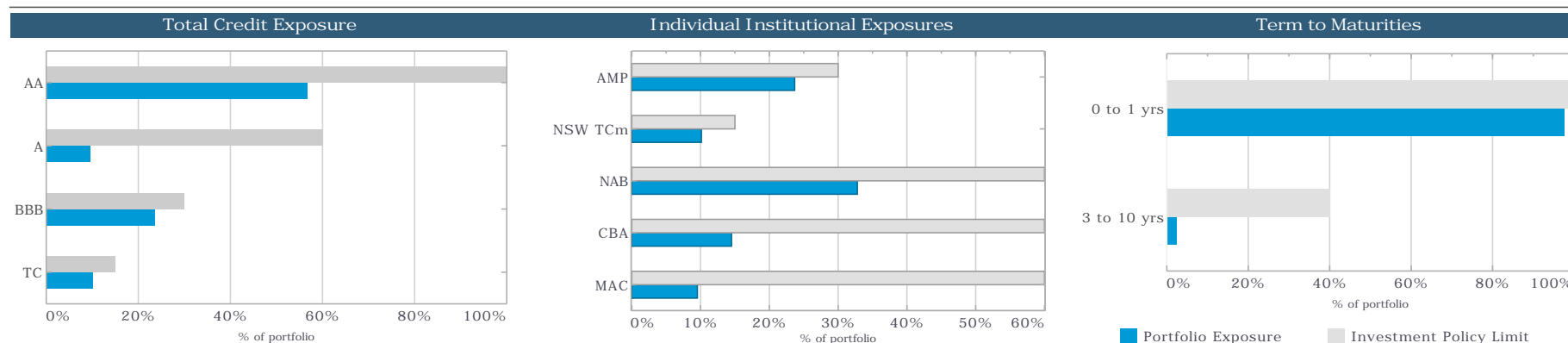


Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Oct 2024	0.31%	0.37%	-0.06%
Last 3 months	1.15%	1.12%	0.03%
Last 6 months	2.66%	2.23%	0.43%
Financial Year to Date	1.76%	1.49%	0.27%
Last 12 months	5.43%	4.45%	0.98%



Hunters Hill Council

Investment Policy Compliance Report - October 2024



Credit Rating Group	Face Value (\$)	Policy Max
AA	12,095,386	57% 100% a
A	2,035,909	10% 60% a
BBB	5,055,008	24% 30% a
TC	2,160,164	10% 15% a
	21,346,467	

Institution	% of portfolio	Investment Policy Limit
AMP Bank (BBB+)	24%	30% a
NSW T-Corp (TCm)	10%	15% a
National Australia Bank (AA-)	33%	60% a
Commonwealth Bank of Australia (AA-)	15%	60% a
Macquarie Bank (A+)	10%	60% a
Suncorp Bank (AA-)	9%	60% a

	Face Value (\$)	Policy Max
Between 0 and 1 years	20,846,467	98% 100% a
Between 3 and 10 years	500,000	2% 40% a
	21,346,467	

a = compliant
r = non-compliant

Hunters Hill Council

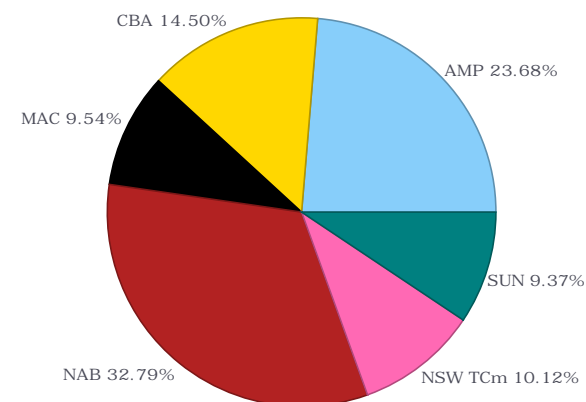
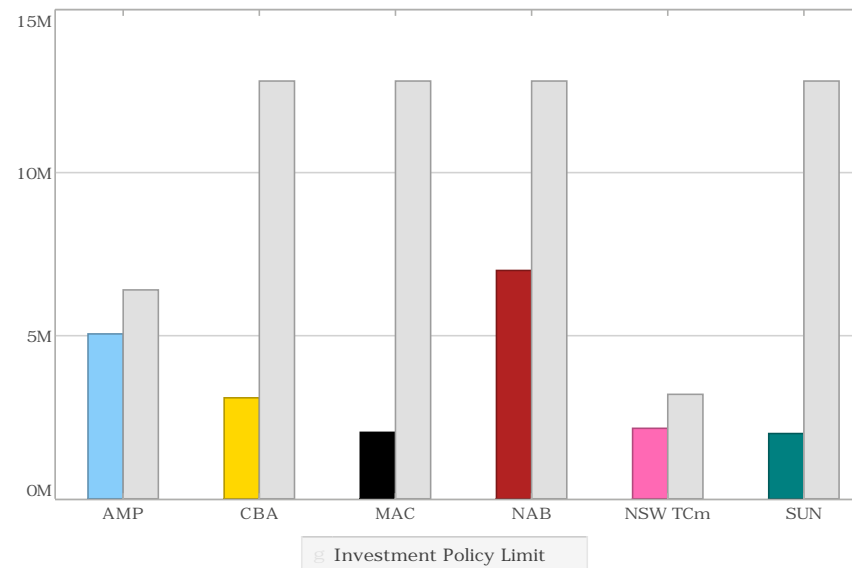
Individual Institutional Exposures Report - October 2024



Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	5,055,008	24%	6,403,940	30%	1,348,932
Commonwealth Bank of Australia (AA-)	3,095,386	15%	12,807,880	60%	9,712,494
Macquarie Bank (A+)	2,035,909	10%	12,807,880	60%	10,771,971
National Australia Bank (AA-)	7,000,000	33%	12,807,880	60%	5,807,880
NSW T-Corp (TCm)	2,160,164	10%	3,201,970	15%	1,041,806
Suncorp Bank (AA-)	2,000,000	9%	12,807,880	60%	10,807,880
	21,346,467				

Individual Institutional Exposure Charts



Hunters Hill Council

Cashflows Report - October 2024



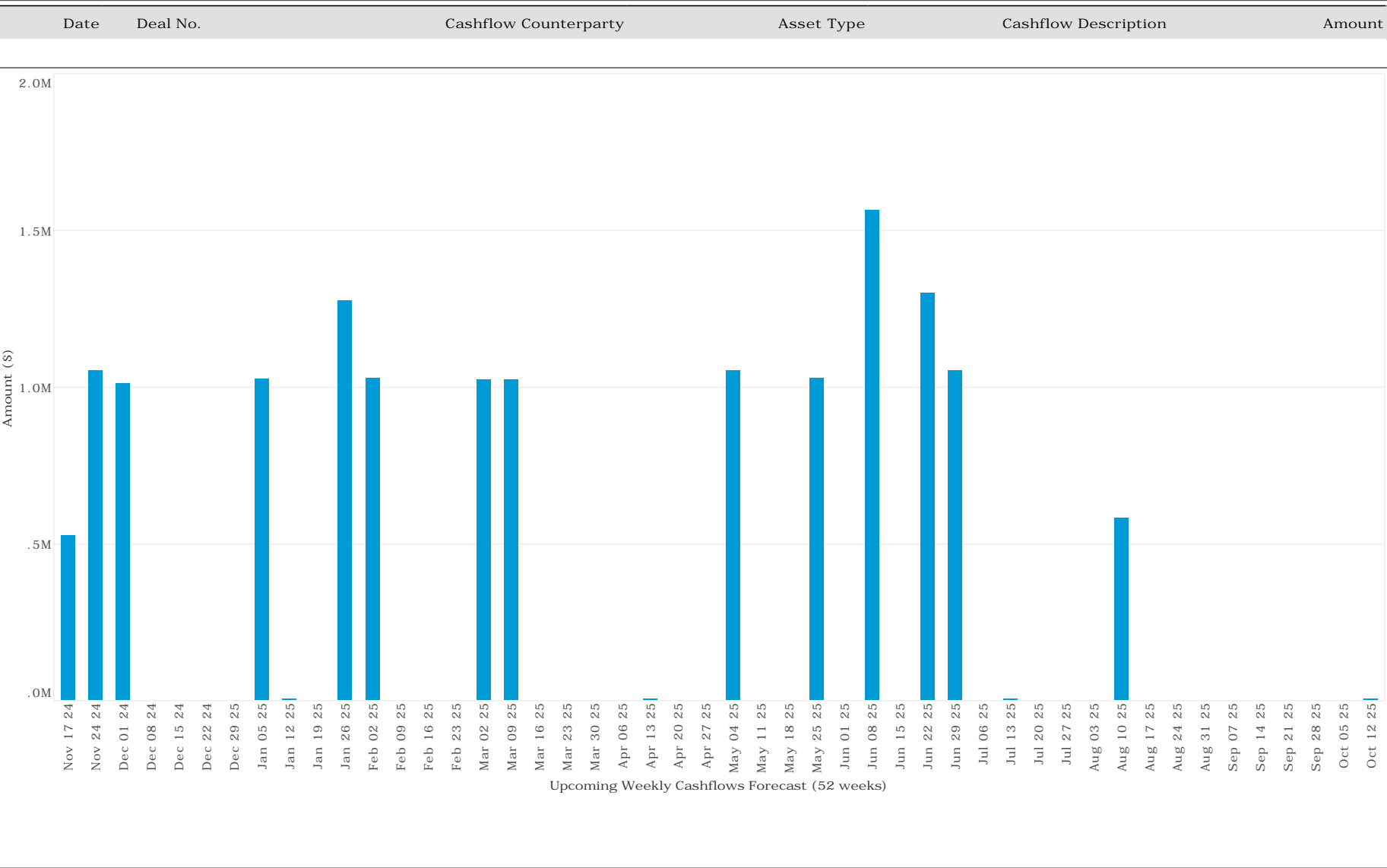
Actual Cashflows for October 2024

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
14-Oct-24	543689	CBA Snr FRN (Jan28) BBSW+ 1.15%	Floating Rate Note	Coupon Date	6,984.94
				<u>Deal Total</u>	<u>6,984.94</u>
				Day Total	6,984.94
18-Oct-24	544582	AMP Bank	Term Deposit	Maturity: Face Value	500,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	25,820.55
				<u>Deal Total</u>	<u>525,820.55</u>
				Day Total	525,820.55
30-Oct-24	544612	Westpac Group	Term Deposit	Maturity: Face Value	1,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	54,400.27
				<u>Deal Total</u>	<u>1,054,400.27</u>
30-Oct-24	545588	Suncorp Bank	Term Deposit	Settlement: Face Value	-1,000,000.00
				<u>Deal Total</u>	<u>-1,000,000.00</u>
				Day Total	54,400.27
				<u>Total for Month</u>	<u>587,205.76</u>

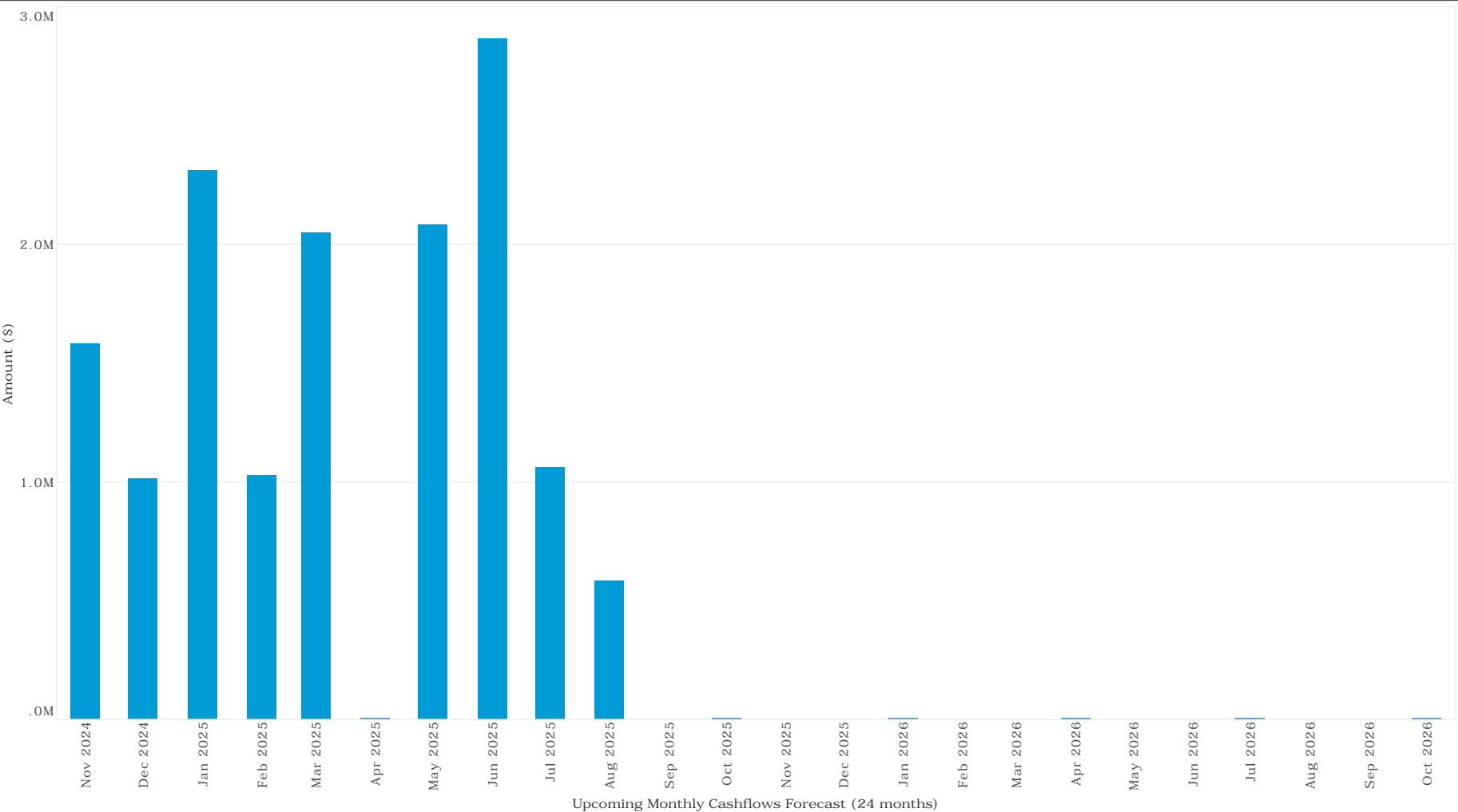
Forecast Cashflows for November 2024

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
18-Nov-24	544649	AMP Bank	Term Deposit	Maturity: Face Value	500,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	27,221.92
				<u>Deal Total</u>	<u>527,221.92</u>
				Day Total	527,221.92
26-Nov-24	544673	Suncorp Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	54,897.54
				<u>Deal Total</u>	<u>1,054,897.54</u>
				Day Total	1,054,897.54
				<u>Total for Month</u>	<u>1,582,119.45</u>

Hunters Hill Council
Cashflows Report - October 2024



Hunters Hill Council
Cashflows Report - October 2024



ITEM NO	: 4.8
SUBJECT	: HUNTERS HILL INTEGRATED TRANSPORT STRATEGY (REVISED COMMUNITY & COUNCILLORS FEEDBACK)
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE HUNTERS HILL BIKE PLAN
REPORTING OFFICER	: ALEX KARKI

Ref:731689

PURPOSE

The purpose of this report is to present the Hunters Hill Integrated Transport Strategy to Council for adoption, incorporating feedback from both the community consultation process and Councillors.

RECOMMENDATION

1. That the Hunters Hill Integrated Transport Strategy, as shown at Attachment 1, be adopted.
2. That a further review of the Hunters Hill Integrated Transport Strategy be undertaken every three (3) years, or in line with any legislative updates.

BACKGROUND

Hunter's Hill Council commissioned Stantec to develop the Hunters Hill Integrated Transport Strategy (ITS). The ITS addresses the challenges of the existing transport network within the Local Government Area (LGA), while taking into consideration the needs of the community, businesses and visitors. This strategy will guide the strategic transport planning approach for Hunters Hill into the future.

The draft strategy was tabled and endorsed at the 29 July 2024 Council meeting for community consultation.

REPORT

The ITS for Hunters Hill Municipality represents a proactive approach to enhancing mobility, accessibility, and sustainability within our community. This strategy is guided by a clear vision where residents of all ages and abilities can comfortably walk, cycle, and use public transport for work, lifestyle, and leisure, seamlessly connecting to key destinations such as Top Ryde, Macquarie Park, Barangaroo, and the City.

The strategy's vision aligns with state, regional, and local planning objectives, addressing the diverse transport needs of our community, businesses, and visitors. By integrating transport planning with land use, the strategy supports Council's strategic plans and identifies actions for improving transport infrastructure, services, safety, and policy.

The strategy addresses several key goals and objectives to achieve this vision:

- Enhancing the quality and coverage of public transport services is central to the strategy.
- Creating user-friendly streets involves redesigning urban spaces to prioritise pedestrian and cyclist safety and convenience.
- Improving local accessibility focuses on ensuring that residents have convenient access to essential services and amenities within their neighbourhoods.
- Promoting sustainable transport options is key to reducing carbon emissions and promoting public health.
- Integrating transport planning with land use aims to create compact, connected communities that reduce the need for car travel.

To achieve these goals, the strategy recommends a series of strategic actions aimed at developing a transport system that supports the needs and aspirations of our community now and into the future. This approach will not only improve mobility and connectivity but also contribute to environmental sustainability and enhances the quality of life for all residents of Hunters Hill.

On 29 July 2024 Council resolved to undertake community consultation for the draft ITS. The community consultation commenced on 9 August 2024, for a period of 42 days. Seven (7) submissions were received. The key themes raised within the submissions included:

- A reference to car share; and
- Higher frequency of bus & ferries connection and service to the City and Metro Stations;
- Location-specific feedback on high-priority areas for safe crossings;
- Advocacy with Transport NSW to obtain improved transport connections.

The detailed submissions received, and Council's response are shown at Attachment 2.

Some amendments were made to the draft ITS to reflect the community feedback. These changes include, additional actions pertaining to pedestrian crossings:

- Pittwater Road at Gannet St (100m from Princes St crossing, to provide a safer gateway and reduce severance at Boronia Park village).
- Pittwater Road at about 154 Pittwater Road (150m from Princes St, to provide a crossing at the end of the shared path on the Ryde side to access Boronia Park public school).
- Ryde Road at Short St (200m from Joeys crossing / Gladesville Road crossing, providing access to Figtree Park and a medical centre).
- Alexandra St at Ernest St (200m from the HHPS crossing, and at a post office and bus stop pair).
- Alexandra St at Ady Street (150m from the above location, 350m from HHPS crossing, and at a local centre on both sides of the road).
- Ferry St at Foss St (110m from above, and the location of an informal crossing at present)
- Woolwich Road at Franki Ave (350m from the Marist Sisters crossing, at Woolwich Village, a bus stop pair and an informal crossing hump).

CONCLUSION

Upon completion of the community consultation Council has now made the necessary amendments to the ITS. It is ready for adoption and ongoing implementation. A further review will be undertaken in 3 years to enable it to evolve over time to reflect the everchanging needs of the community.

COMMUNITY CONSULTATION

Community consultation was conducted over a 42-day period, concluding on 19 September 2024. The Council received seven (7) submissions.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Hunters Hill Integrated Transport Strategy (ITS)_Revised [↓](#)
2. Attachment 2- Submissions Table [↓](#)

Hunters Hill Integrated Transport Strategy



July 2024

Ref: 300305239

PREPARED FOR:

Sam Urquhart
Hunter's Hill Council

PREPARED BY:

Preet Desai



Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
1	23/04/2024	Draft Report v1	Preet Desai	Florence Asimwe	Volker Buhl	Florence Asimwe
2	27/06/2024	Draft Report v2	Preet Desai	Florence Asimwe	Volker Buhl	Florence Asimwe
3	18/07/2024	Final Report v3	Preet Desai	Volker Buhl	Volker Buhl	Volker Buhl
4	23/07/2024	Final Report v4	Preet Desai	Volker Buhl	Volker Buhl	Volker Buhl
5	14/10/2024	Final Report v5	Preet Desai	Volker Buhl	Volker Buhl	Volker Buhl

Disclaimer

The conclusions in the report are Stantec's professional opinion, as of the time of the report, and concerning the scope described in the report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The report relates solely to the specific project for which Stantec was retained and the stated purpose for which the report was prepared. The report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorised use or reliance is at the recipient's own risk.

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300305239 | Integrated Transport Strategy
Hunter's Hill Council

Revision Schedule and Disclaimer

REF: \\AU2012-NTAP01_CIFS02\SHARED_PROJECTS\300305239\TECHNICAL\WORKING\REPORT\IDRAFT V3\241010_STANTEC_HUNTERS_HILL_INTEGRATED_TRANSPORT_STRATEGY_2024.DOCX

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Appendix C	Existing Transport Conditions
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Abbreviations

Abbreviations	Full Name
ABS	Australian Bureau of Statistics
CSP	Community Strategic Plan
GMA	Greater Metropolitan Area
HTS	Household Travel Survey
ITS	Integrated Transport Strategy
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MTAC	Movement and Transport Advisory Committee
SA	Statistical Area
TfNSW	Transport for New South Wales
TZ	Travel Zone
TZP	Travel Zone Projections



1. Introduction

1.1 Background

Hunter's Hill Council (Council) has commissioned the development of an Integrated Transport Strategy (ITS) that addresses the challenges of the existing transport network within the Local Government Area (LGA) while taking into consideration the needs of the community, businesses and visitors. This strategy will guide Hunters Hill's strategic transport planning approach into the future.

1.2 Aim of the ITS

The ITS aims to create a safe, efficient, and sustainable transport system by coordinating various modes of transport while taking into consideration land use, strategic planning, community needs and economic and social factors.

1.3 Scope of the ITS

The ITS aims to create a safe, efficient, and sustainable transport system by coordinating various modes of transport while taking into consideration land use, strategic planning, community needs and economic and social factors. The ITS will provide the opportunity for a holistic approach to transport planning in and for Hunters Hill. The following key points fall within the scope of this ITS:

- Identify a transport vision and objectives that align with state, regional and local planning;
- Address the transport needs of community, business and visitors;
- Integrate transport planning and land-use;
- Inform and support Council's strategic plans;
- Identify actions for improvement of transport infrastructure, services, safety and policy.

1.4 Methodology

In developing the ITS for Hunter's Hill Council the following steps have been taken to identify the goals and the strategic objectives of the ITS, and the actions necessary to address these goals.

1. Review of the existing work undertaken by Hunters Hill Movement and Transport Advisory Committee (MTAC):

In developing the ITS for Hunter's Hill Council, we have taken into consideration the extensive work done by the Hunters Hill Movement and Transport Advisory Committee (MTAC) in the form of a draft ITS. The draft report provided a review of strategic documents, outlined the vision, objectives and strategies for the ITS. The draft document also provided a list of recommended actions to be taken per strategy.

The draft document formed the basis for developing this revised ITS. Following a review of the draft document, a review of state, regional and local strategic documents was undertaken to compliment the work already done by the Movement and Transport Advisory Committee. Plans were summarised to indicate information relevant to this ITS e.g. transport challenges, planned state projects that are relevant to Hunters Hill and Council's commitments in relation to transport in Hunters Hill.



2. Review of Strategic Planning Framework

A detailed review of local and state strategic planning framework has been undertaken to ensure the Hunters Hill Integrated Transport Strategy was developed in a way that meets state and local government policy and direction.

3. Review of existing and future land use, demographics, travel characteristics, existing road conditions and transport systems

A comprehensive review was conducted to comprehend the present and anticipated transport context in Hunters Hill, considering both existing and future conditions. The purpose of the review was to understand Hunter's Hill Council's existing transport infrastructure, demographics, land use patterns, and economic activities and possible influence of any changes in land use, demographic characteristics, or population projections on the transport environment.

Current and future transport data for the different modes of transport in Hunters Hill was assessed to understand the existing and future transport planning for the various transport modes. The transport data assessment included a review of travel patterns, public transport, traffic volumes, active transport, crash volumes and parking in Hunters Hill. The findings were presented in maps and tables that were used to assess future demand and identify bottlenecks.

4. Conduct and review community consultation feedback

Community consultation was undertaken to improve buy-in from the community and to receive valuable insights, needs and information on the community's views, concerns, and vision for transport in Hunters Hill. The inputs from the community informed the development of this strategy.

5. Identify key issues

Based on the findings from the draft ITS review, strategic review, existing conditions assessment, transport data analysis and community consultation, the existing and future transport issues/challenges and opportunities were identified. Transport strategies and actions were developed and aligned with state planning, the Hunter's Hill Council Community Strategic Plan (CSP) and the Local Strategic Planning Statement (LSPS).

6. Recommend actions

An action plan which identifies the priority of each action, including the timing (short, medium and long term) and the authorities responsible for each action was developed. An implementation plan was also prepared to direct Council in monitoring their progress, evaluate outcomes, and make necessary adjustments.



1.5 Study Area

The study area includes the whole Hunters Hill LGA as shown in Figure 1-1. Hunters Hill is the smallest LGA in Greater Sydney and NSW by geographical area and covers an area of 6 square kilometres. The LGA is 10 kilometres northwest of the Sydney CBD and forms part of the southern boundary of the North District. The municipality consists of 6 suburbs namely Gladesville, Henley, Hunters Hill, Huntleys Cove, Huntleys Point and Woolwich. Hunters Hill LGA has a population of 14,000 people.

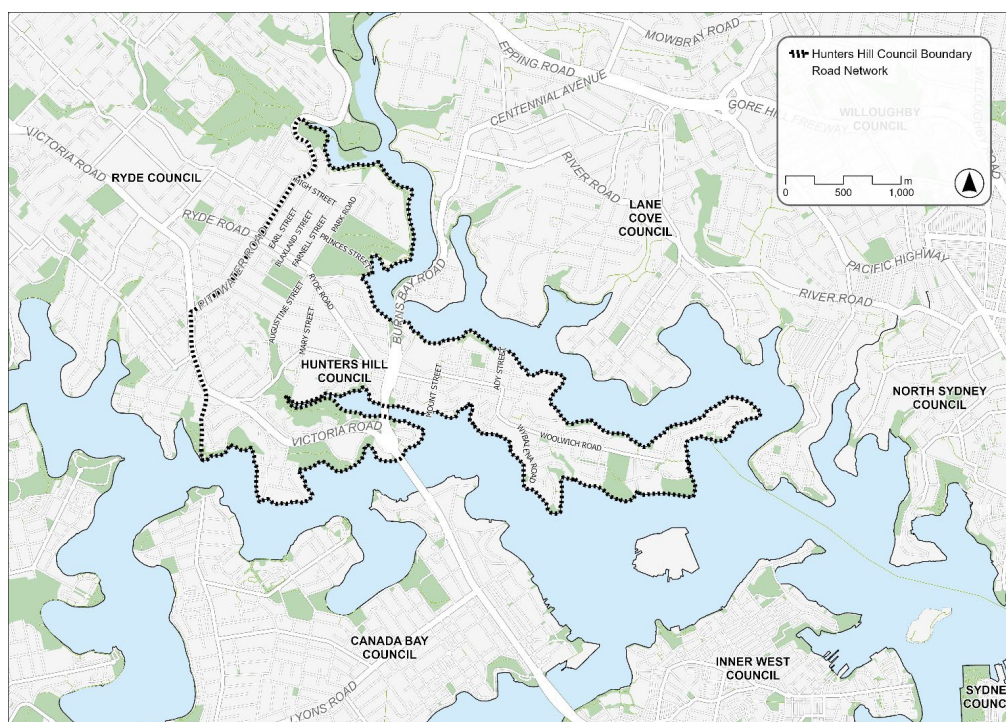


Figure 1-1: Hunters Hill LGA Study area



2. Vision for Hunters Hill

The Hunter's Hill Council ITS aims to create a connected, sustainable, and efficient transport network across all suburbs within the LGA. This strategy will guide future investments, policy decisions, and planning to meet the diverse needs of residents, visitors, and workers. The vision for this ITS is:

“Residents of all ages and abilities can comfortably walk, cycle and access transport services around the Hunters Hill Municipality for work, lifestyle, leisure and easily link to City wide destinations such as Top Ryde, Macquarie Park, Barangaroo and the City at any time.”

Drawing from this vision and the feedback received through consultation, several key goals and strategies will guide the future development of the Hunters Hill transport network. These transport strategies and actions will form a checklist for decisions as Council delivers an efficient system.

2.1 Goals and Strategic Objectives

To create a cohesive plan that harmonises various aspects of transportation within Hunters Hill, five goals and strategic objectives were formulated. The ITS does not treat different transport modes in isolation but seeks to integrate them with the aims of creating a seamless experience for users, where different modes complement each other efficiently. The goals and strategic objectives presented in this chapter have been aligned with the Hunters Hill Community Strategic Plan (CSP), the Local Strategic Planning Statement (LSPS) and state planning. For the theme “connected and accessible infrastructure” in the CSP, Council committed to “maintain local infrastructure so people can walk, drive, cycle and catch public transport safely and easily”. In the LSPS, Council committed to provide services and facilities within Hunters Hill to meet community needs and aspirations of the community now and by 2040 and to provide infrastructure to support community needs and aspirations. The feedback received from the community consultation process has been taken into consideration when developing the goals and strategic objectives.

The transport goals were developed to provide a strategic direction under which strategic objectives were formulated. The strategic objectives provide a summary of what the goal is intended to achieve. The five goal and strategic objectives of this ITS are presented in Table 2-1.

Table 2-1: Goals and Strategic Objectives of ITS

Goals	Strategic Objectives
Better Public Transport	Council will advocate to the State Government for improved public transport access to, within and from the LGA
Streets as Places	Council will treat streets as places where people live, work and play by providing access to all users
Improve Local Accessibility	Council will prioritise walking and cycling as the preferred modes of transport for short trips within the LGA
Enable Sustainable Transport Choices	Council will encourage the use of sustainable transport options, such as active and public transport, as more convenient alternatives to vehicle trips in the community and support initiatives that increase transport choice and reduce transport emission
Integrated Transport and Land Use	Council will work to ensure that land use and development supports sustainable transport use

The rationale behind each goal is provided in the following sections.



2.1.1 Better Public Transport

This goal is crucial for enhancing the mobility of Hunters Hill residents, reducing reliance on private vehicles, and promoting sustainable urban development. Achieving this goal requires a holistic approach that addresses accessibility, frequency, integration, infrastructure, sustainability, affordability, and safety. Focusing on these key areas will enable government to create a public transport system that meets the needs of all residents, reduces traffic congestion, promotes environmental sustainability, and enhances the overall quality of life. Key components that could improve public transport in Hunters Hill include:

- Ensuring that public transport services are available to different areas, so that more people can access reliable transportation.
- Ensuring infrastructure such as bus stops and ferry wharves are maintained and are easily accessible to all users, including those with disabilities, elderly individuals, and families with children.
- Ensuring adequate frequency of buses and ferries to reduce waiting times and make public transport a more convenient option for commuters.
- Implementation of measures to ensure that public transport services run on schedule and are reliable, reducing the uncertainty and frustration often associated with delays.
- Creation of seamless connections between different modes of transport (e.g., buses, ferries) to facilitate easy and efficient transfers.
- Establishing direct bus routes that connect local communities with key destinations such as shopping centres, schools, healthcare facilities, and employment hubs, and other modes of transport such as ferries and metro stations
- Expanding the coverage of public transport networks to reach more local neighbourhoods and suburbs.

2.1.2 Streets as Places

This goal aims to create urban environments that prioritise the safety, comfort, and convenience of all street users, including pedestrians, cyclists, motorists, and public transport users. This goal focuses on designing and managing streets to enhance mobility, accessibility, and the overall quality of life. Key components to be considered to achieve this goal in Hunters Hill include:

- Implementation of measures to protect pedestrians and cyclist, such as well-marked crossings and pedestrian/cyclist signals.
- Use of traffic calming measures to reduce vehicle speeds in areas with high pedestrian and cyclist activity.
- Ensuring that streets are accessible to people of all ages and abilities, including those with disabilities.
- Design streets to facilitate easy access to public transport stops and stations, with clear signage and safe, direct pathways.
- Provide amenities such as benches, street trees, shade structures, drinking fountains, and public restrooms to make streets more comfortable for users.
- Install clear and informative signage to help users navigate the street network efficiently.
- Design streets that function as public spaces where people can socialise, shop, and engage in community activities, not just as corridors for movement.
- Encourage street-level retail, cafes, and other businesses to create lively and engaging streetscapes that attract people and foster community interaction.
- Design streets to encourage walking, cycling, and the use of public transport, reducing reliance on private vehicles and associated emissions.



2.1.3 Improve Local Accessibility

This goal focuses on enhancing the ease with which people can travel within Hunters Hill. This goal aims to ensure that residents have convenient and efficient access to essential services, amenities, and employment opportunities without the need for long-distance travel. Everyone, regardless of age, ability or socioeconomic status should be able to use the transport system to travel independently and participate fully in society. Accessible and connected transport systems encourage physical activity and have the potential to reduce reliance on private cars and promote well-being.

Key components to be considered to achieve this goal in Hunters Hill include:

- Develop and maintain cycling lanes and paths that connect local neighbourhoods to public transport nodes and employment centres.
- Upgrade footpaths and crossings to improve safety and accessibility for pedestrians with wombat crossing, continuous footpath and refuge islands where appropriate to improve connectivity.
- Implement traffic calming measures such as speed limits, roundabouts, and traffic signals to enhance safety and improve traffic flow in residential areas.
- Provide adequate bicycle parking facilities at key destinations such as near shopping centres, local businesses and services.
- Install end-of-trip facilities (e.g., bike racks, lockers, showers) to support cyclists whole journey experience.

2.1.4 Enable Sustainable Transport Choices

This goal focuses on promoting and facilitating transport options that are environmentally friendly, socially equitable, and economically viable. It aims to reduce reliance on private car use and encourage the adoption of modes such as public transport, walking, cycling and shared mobility options. A shift to more sustainable modes of transport can reduce congestion on the road network and contribute to global efforts to combat climate change. A shift from the private car to more sustainable modes of transport will also ensure optimal use of the available limited transport resources. Key considerations include:

- Educate the community about the benefits of sustainable transport choices, such as improved air quality, reduced congestion, and health benefits.
- Encourage behavioural change through campaigns, workshops, and events that promote walking, cycling, and the use of public transport.
- Improve the frequency, reliability, and coverage of public transport networks, including buses and ferries, to provide viable alternatives to car travel.
- Integrate different modes of public transport to create seamless and convenient travel options, including connections between bus and ferry services.
- Implement a comprehensive network of cycling paths and facilities that are safe and well-connected to key destinations.
- Enhance footpaths, crossings, and pedestrian facilities to promote walking as a primary mode of transport for short trips.
- Promote car-sharing schemes and services to reduce private car ownership and encourage shared use of vehicles.
- Support ride-sharing services to provide flexible and convenient travel options, particularly in areas with limited public transport access.



2.1.5 Integrated Transport and Land Use

Integrated transport and land use planning aims to create sustainable, efficient, and livable communities by coordinating transportation infrastructure investments with land development and urban planning. This goal recognises the interconnectedness between transport infrastructure and the built environment, aiming to optimise the use of land while promoting diverse transport options. Key components to be considered to achieve this goal in Hunters Hill include:

- Encourage dense and mixed-use development around public transport hubs to promote walking, cycling, and the use of public transport.
- Design neighbourhoods with pedestrian-friendly streets, bike paths, and easy access to public transport to reduce car dependency.
- Implement zoning regulations that support mixed-use development, with a mix of residential, commercial, and recreational spaces, to reduce the need for long-distance travel.
- Manage urban growth to concentrate development in urban centres and along transport corridors to maximise the efficiency of transport infrastructure.

Design public spaces that are accessible, safe, and attractive for pedestrians and cyclists, promoting social interaction and physical activity.



3. Strategic Review

A review of state and local government planning was conducted to ensure that this strategy was developed in a way that meets state and Council policy and direction. The strategic documents provided valuable insights into existing challenges, opportunities and trends and this strategy has been developed to align with broader goals and objectives of state government and Council. The key messages from these strategies which align with the ITS are summarised in the following section and further detail description of each document is provided in **Appendix A**.

3.1 State Government Policy and Strategic Guidance

Table 3-1: State government documentation

Policy	Description
<p><i>Future Transport Strategy, TfNSW, 2022</i></p> <p>Link:</p> <p>https://future.transport.nsw.gov.au/documents/future-transport-strategy</p>	<p>The Future Transport Strategy details the strategic directions and responses for delivering TfNSW's vision for safe, healthy, sustainable, accessible and integrated passenger and freight journeys in NSW. It works to deliver Transport's three high-level outcomes of connecting customers' whole lives, successful places for communities and enabling economic activity. The key focus areas of this strategy which align with the vision of Hunters Hill ITS are as follows:</p> <ul style="list-style-type: none"> • Enable 15-minute neighbourhoods by prioritising active transport to local centres, providing low-speed traffic environments, integrating safe and accessible first and last mile active transport connections for people of all age and abilities • Provide safer and better precincts and main streets • Promote walking and cycling to encourage behaviour change
<p><i>Active Transport Strategy, TfNSW, 2022</i></p> <p>Link:</p> <p>https://www.future.transport.nsw.gov.au/future-transport-plans/active-transport-strategy</p>	<p>The NSW Active Transport Strategy draws on the Future Transport Strategy and provides a 5-year plan to guide investment and prioritise actions to deliver safe and accessible active transport infrastructure in NSW.</p> <p>It aligns with Hunters Hill ITS vision and strategic objective of looking at streets as shared places and promoting active transport for local trips.</p>
<p><i>Greater Sydney Region Plan- A Metropolis of Three Cities (M3C), DPHI</i></p> <p>Link:</p> <p>https://www.planning.nsw.gov.au/plans-for-your-area/a-metropolis-of-three-cities</p>	<p>The Greater Sydney Commission's Greater Sydney Region Plan presents a vision of three cities within Greater Sydney, where most residents live within 30 minutes access of their jobs, education and health facilities, services and great places.</p> <p>One of the projects in the Eastern Harbour City is the Sydney Metro Northwest which links Rouse Hill to Chatswood (north of Hunters Hill). The eastern economic</p>



Policy	Description
	<p>corridor which incorporates Macquarie Park, Chatswood and St. Leonards, which are within reach of Hunters Hill.</p> <p>This project strategically places Hunters Hill residents in proximity to the economic corridor and has potential to bring a considerable travel mode shift to public transport.</p>
<p>North District Plan, GSC, 2018</p> <p>Link:</p> <p>https://www.planning.nsw.gov.au/sites/default/files/2024-04/north-district-plan.pdf</p>	<p>The North District Plan identifies key growth areas such as Macquarie Park, St. Leonards and Frenchs Forest. The North District Structure Plan shows Hunters Hill LGA as an established urban area consisting mainly of residential land uses. The North District will supply 92,000 total new dwellings by 2036. The new five-year target for Hunters Hill is to provide 400 new completed homes by 2029 under the Housing State Environmental Planning Policy (HSEPP).</p> <p>To avoid car dependency in new precincts, safe, accessible and reliable public and active transport infrastructure needs to be established concurrently with the new housing, which aligns with one of the strategic objectives of this ITS.</p>
<p>Strategic Cycleway Corridors, 2022</p> <p>Link:</p> <p>https://www.transport.nsw.gov.au/operations/walking-and-bike-riding/strategic-cycleway-corridors</p>	<p>The Strategic Cycleway Corridors program has come out as a result of the NSW Active Transport Strategy. The strategy provides a framework for establishing a network of key cycleway corridors across Greater Sydney that connect key centres and major points of interest to help facilitate active travel.</p> <p>Hunters Hill LGA is one of the LGA's identified within Eastern Harbour City Strategic Cycleway Corridors Network. In Hunters Hill LGA, Gladesville has been identified as a local centre linked by key corridors on Victoria Road and Burns Bay Road. This project directly aligns with the ITS's vision to promote active transport use.</p>
Best Practice	
<p>Practitioners Guide to Movement and Place</p> <p>Link:</p> <p>https://www.movementandplace.nsw.gov.au/place-and-network/guides/practitioners-guide</p>	<p>The objective of Movement and Place is to achieve appropriate space allocation to move people and goods safely and efficiently and connect places together. Balancing movement and place recognise that trade-offs may be required to achieve a best fit for the objectives.</p> <p>This guide plays a crucial role in helping council align the future infrastructure works and investment with the ITS's strategic objective to create safe and accessible transport system through user friendly streets.</p>
<p>TfNSW Walking Space Guide</p> <p>Link:</p>	<p>The Walking Space Guide developed by TfNSW highlights principles for improved pedestrian comfort and safety. The</p>



Policy	Description
https://www.movementandplace.nsw.gov.au/design-principles/supporting-guides/walking-space-guide-towards-pedestrian-comfort-and-safety	<p>guide details recommended widths for different street activity levels.</p> <p>This guide plays a crucial role in helping council align the future infrastructure works and investment with the ITS's strategic objective to improve local accessibility by prioritising walking as preferred mode for shorter trips.</p>
<p>TfNSW Cycleway Design Toolbox</p> <p>Link:</p> <p>https://www.movementandplace.nsw.gov.au/design-principles/supporting-guides/cycleway-design-toolbox-designing-cycling-and-micromobility</p>	<p>The Cycleway Design Toolbox was developed by TfNSW to guide practitioners on cycling and micro-mobility design across NSW. The toolbox guides practitioners with a range of design tools and best practices for the design and delivery of high-quality cycling infrastructure.</p> <p>This guide plays a crucial role in helping council align the future infrastructure works and investment with the ITS's strategic objective to enable sustainable transport choices and creating user friendly streets</p>

3.2 Local Government Policy and Strategic Guidance

Table 3-2: Local government documentation

Policy	Description
<p>Hunters Hill Community Strategic Plan (CSP), 2022</p> <p>Link:</p> <p>https://www.ipart.nsw.gov.au/sites/default/files/cm9_documents/%255BW19-239%255D-Attachment-1--Community-Strategic-Plan-Extracts.PDF</p>	<p>The CSP is the cornerstone document for the Integrated Planning and Reporting framework. It informs and guides Council's organisational plans and decisions and shapes their priorities, projects, and services.</p>
<p>Hunters Hill Local Strategic Planning Statement (LSPS), 2020</p> <p>Link:</p> <p>https://www.huntershill.nsw.gov.au/Development/Planning-and-Zoning/Local-Strategic-Planning-Statement</p>	<p>The LSPS outlines key visions and a series of planning priorities across four themes, which include: Infrastructure & Collaboration, Liveability, Productivity, and Sustainability and Implementation.</p> <p>These four themes and relevant planning priorities look to address the Hunters Hill community's economic, social and environmental land use needs over the next 20 years.</p>
<p>Hunters Hill Bike Plan, 2020</p> <p>Link:</p> <p>https://www.huntershill.nsw.gov.au/files/assets/public/v/1/roads/hunters-hill-bike-plan.pdf</p>	<p>The bike plan is an update to the 2004 plan which proposes a network of bicycle routes and action plan in alignment with council and state government's planning policies.</p>



4. Local Context

A review of existing conditions was undertaken to understand Hunter’s Hill Council’s existing land use patterns, demographics, transport infrastructure and economic activities and possible influence of any changes in land use, demographic characteristics, or population projections on the transport environment. The review helped identify gaps, challenges and areas for improvement and guided the formulation of the transport strategies.

4.1 Land Use

The existing and future land use in Hunters Hill is predominantly residential with recreational and open spaces land. There are some limited commercial, foreshore, and industrial land uses in the municipality.

4.1.1 Existing Land use

The main trip generators and attractors in the LGA are summarized in Table 4-1 and shown in Figure 4-1. They include the local centres, schools and recreational parks in the LGA.

Table 4-1: Key destinations in Hunters Hill LGA

Trip Generators	Description
Strategic and local centers	<ul style="list-style-type: none">Gladesville Town CentreBoronia Park VillageHunters Hill VillageGaribaldi Village SquareWoolwich Corner Village
Employment sectors including local government, education, healthcare, medical and freight	<ul style="list-style-type: none">Hunters Hill CouncilLocal Primary and Secondary Schools, Child Care Centres and Pre-SchoolsLocal Business Districts such as Hunters Hill VillageHunters Hill Private HospitalGladesville Hospital Precinct
Parks, recreational spaces, and wharf	<ul style="list-style-type: none">Boronia ParkBurns Bay ReserveHenley PrecinctClarkes PointBedlam BayFigtree ParkParramatta River Regional ParkRiverglade Reserve



Trip Generators	Description
	<ul style="list-style-type: none"> Huntleys Point Wharf Woolwich Wharf Alexandra Street Wharf

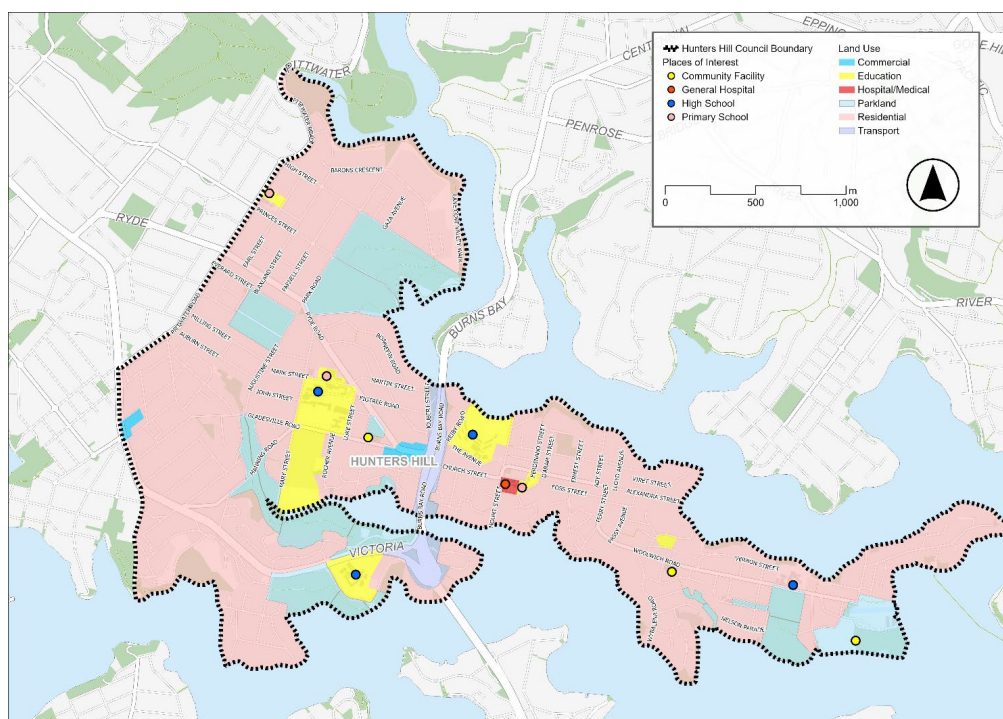


Figure 4-1: Existing land use and places of interest

Source: TfNSW planning portal



4.1.2 Future Changes to Key Attractors

The future change to significant centres in Hunters Hill is summarised as follows:

1. **Gladesville Town Centre:** The Gladesville Town Centre is the LGA's primary commercial centre, containing both the Gladesville Shopping Village and retail along Victoria Road's active street frontage. In future, this town centre will be redeveloped as a mixed-use urban centre, providing higher density residential apartments along with renewed retail spaces. In addition to Boronia Park Village, it is designated a local centre in the North District Plan.
2. **Gladesville Hospital Precinct:** The former Gladesville Hospital is currently the site of the Giant Steps educational centre for children with autism, as well as several other minor health-related land uses. The Municipality of Hunters Hill intends to see the site evolve through adaptive re-use into an innovation precinct with renewed public spaces, but this will require coordination with the NSW State Government. Council plans to increase the utilisation of Bedlam Bay, including the opening of a swim site and upgrades to the sporting fields.
3. **Henley Precinct:** A draft masterplan has been prepared by council to develop a plan that provides for the maintenance and improvement of the Henley Precinct in the short, medium, and long term. Extensive plans and proposals can be found here - <https://connect.huntershill.nsw.gov.au/henley-precinct>. Council's masterplan for the Henley Precinct has been adopted and envisages a regional playground, accessible pathways, community spaces and restaurant areas. Council plans to make this precinct a destination, with high visitation.
4. **Hunters Hill Village:** Hunters Hill Village is a local centre within the centre of the LGA, containing retail, restaurants and cafés, health-related services, and a concentration of aged housing facilities. Already in the process of urban renewal, this process is expected to continue as further buildings are redeveloped into 2-3 storey mixed-use. This centre will experience increased utilisation due to Councils strategic plans for the area, to increase community services and with the recent upgrade of Figtree Park.
5. **Boronia Park Village:** Classified as a local centre in the North District Plan, the Boronia Park Village is a small centre located on the border of the Municipality of Hunters Hill and City of Ryde. Urban renewal towards a low-rise, high amenity neighbourhood centre has begun as some key properties are in the process of redevelopment.
6. **Woolwich Corner Village:** The Woolwich Corner Village is home to the Woolwich Pier Hotel and a number of other restaurants. It is part of the recreational precinct that includes the Clarkes Point Reserve, Harbour Trust Lands - Woolwich Dock and Parklands. It is set to be a destination location centred on the landmark hotel. It is planned to be a thriving local place, and council aims to improve the pedestrian experience around it in an open, airy setting.
7. **Garibaldi Village Square:** Along with Woolwich Corner Village, Garibaldi Village Square is one of two corner shops in the LGA. With significant heritage, it is planned that the site retains its low scale setting and further consolidates itself as a boutique restaurant, café and shopping village. Garibaldi Village will be a boutique restaurant, food and shopping precinct. It will service the peninsular neighbourhood with high level of amenities in public domain. This will generate pedestrian traffic by attracting local residents to its offering.

4.1.3 Summary and Key Findings

No major changes in land use are anticipated in future. The existing and future land use in Hunters Hill will predominantly remain residential with recreational and open spaces land. However, redevelopment is expected to take place in the strategic locations (listed above), which will attract more pedestrian and cycling trips from locals and visitors. The redevelopment of these centres may have the potential to create and promote 15-minute neighbourhoods, which provides equal access to core services and opportunities within a short walk or bike ride from home.

These future land use changes have been incorporated in this ITS to ensure Council creates sustainable, efficient, and livable urban environments as outlined in **Section 2**.



4.2 Demographic and Travel Characteristics

4.2.1 Travel Mode Share

A summary of the demographic and travel characteristics in Hunters Hill LGA is provided in this chapter. Detailed analysis of demographics and travel characteristics is provided in **Appendix B**. The demographic characteristics for the study area are expressed in geographical areas. The study area lies within two Statistical Areas. Gladesville – Huntleys Point SA2 is shared with the neighbouring Ryde City Council, therefore, the demographic characteristics represent a portion of Ryde City Council.

Analysing transport related information for these statistical areas provides an understanding of the likely travel demand and behaviour patterns that can be expected in the study area. Figure 4-2 shows the mode share for journey to work trips based on census data in 2021. Both, survey data sets from pre COVID (2016) and post COVID (2021) have been assessed to better understand the travel behaviour of residents. Across both years, the census data shows that the most popular mode to travel to work was car.

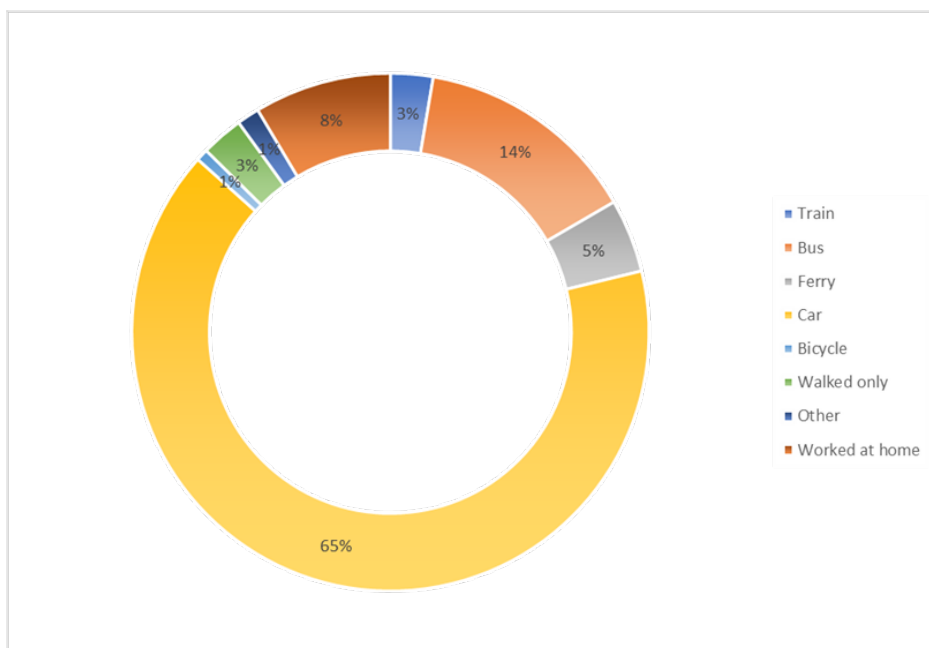


Figure 4-2: Journey to work travel mode share, 2016

Data from the Household Travel Survey (HTS) indicates that the predominant mode choice for Hunters Hill LGA is vehicle as driver and as a passenger with a combined average of 75% of total mode share every year in the four years analysed (Refer to Figure 4-3). Active and public transport mode share in the LGA remains low with walk only trips contributing less than 15% daily trip mode share each year.



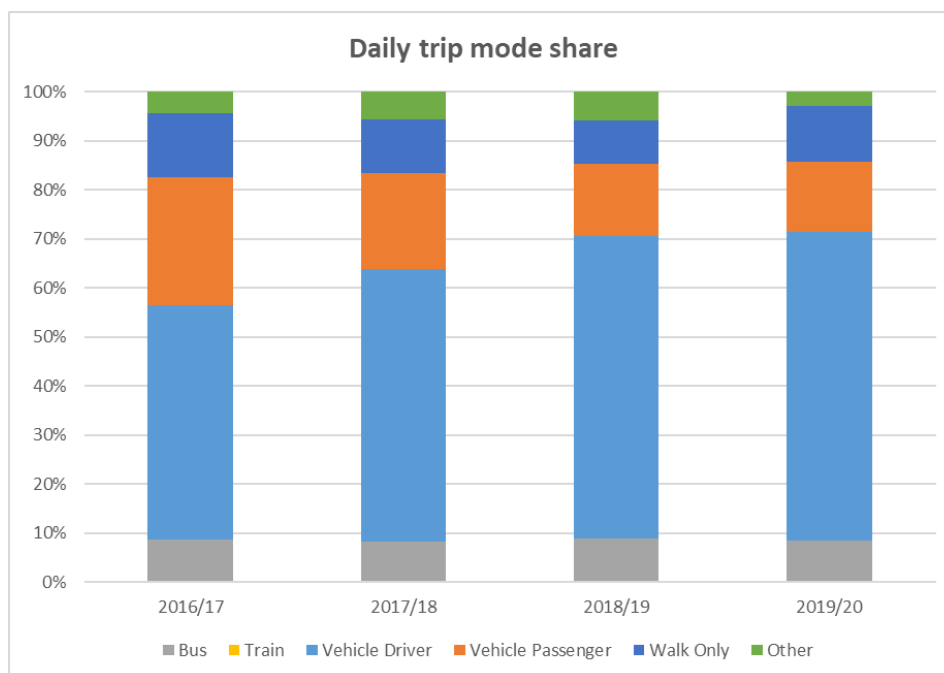


Figure 4-3: Daily trip mode share for Hunters Hill LGA

Source: TfNSW Household Travel Survey

4.2.2 Population and Employment Forecast

To assess the projections for population, workforce and employment for NSW, the Advanced Analytics and Insights within TfNSW produced the 2022 Travel Zone (TZ) projections. Hunters Hill LGA spans across 8 Travel zones (TZs) as shown in Figure 4-4, with a total existing population of approximately 14,000. Travel zones are designed to have a standardised level of trip generation across each zone and tend to be smaller in areas of high-density populations and larger in areas of lower density. Figure 4-4 shows the difference in population of each TZ from base year (i.e., 2024) to 2041. Hunters Hill – Woolwich and Gladesville – Huntleys Point Travel Zones are projected to have the highest population growth by 2041.



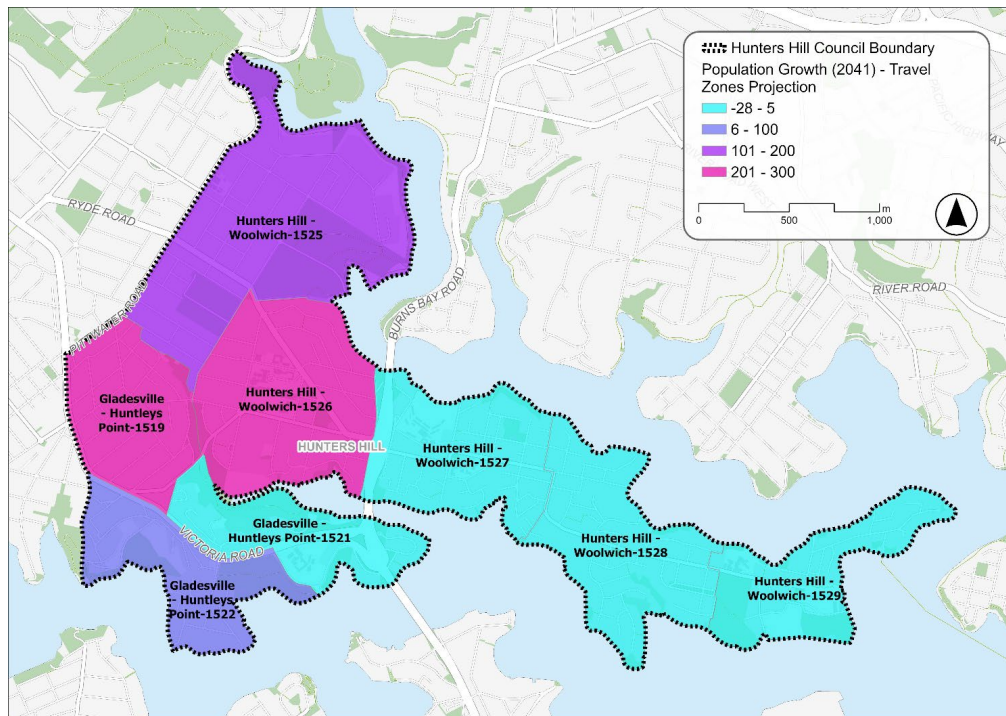


Figure 4-4: Estimated residential population 2041

4.2.3 Summary and Key Findings from Local Context

Analysis of car ownership in 2021 indicates 57% of households in Hunters Hill Municipality had access to two or more motor vehicles, compared to 46% in Greater Sydney. On the other hand, the 50 to 54 years age group is the largest age group in the LGA, which is proportionally bigger than the Greater Sydney Average. These trends in conjunction with the rising population indicates that sustainable transport infrastructure need to be provided to bring a travel behavioural shift from private car usage.

To bring this shift, there is a need to ensure services (e.g. health care facilities) are easily accessible to older residents, public transportation services need to be adapted to meet the needs of older adults, including the provision of low-floor buses, adequate seating, and easy access to transport stops. Additionally, social/recreational trips made up the highest proportion of trips in both 2018/19 and 2019/20 (25.8% and 28.1% respectively, on the Household Travel Survey (HTS) conducted by Transport for NSW). The timing of these trips may not align with peak hour travel and hence provides opportunity for encouraging the use of public transport. Therefore, enhancing local public transport connections can help older residents maintain their independence and reduce social isolation.

In terms of residential locations for employed population, based on ABS data for 2021, of the 4,574 local Hunters Hill workers, 1,227 (27%) live and work in the LGA. This provides opportunity for bringing a travel behavioural shift towards walking and cycling as the main mode to travel to work given the short travel distances.

In summary, understanding every age and user group's travel behaviour and meeting their mobility needs is vital for creating inclusive and accessible transportation system in Hunters Hill. Moreover, considering the size, geography and strength of the LGA it is well placed to bring a behavioural shift towards sustainable and integrated transport through effective actions as outlined in **Section 8**.



5. Existing Transport Conditions

The following section covers the existing transport network including road, active and public transport found within the Hunters Hill LGA. Further discussion is provided in **Appendix C**.

5.1 Road Network

Streets support a range of functions. They are public places for people to meet, shop, wait, spend time outdoors, and connect, and they also support movement, access to buildings and spaces, parking and provide space for utilities, drainage, signage, and street lighting. Movement and Place functions do not exist in isolation of each other. Movement is a key enabler of places and contributes to their success. Places need access, for example to connect people to economic, social, and recreational activities. Places are also travelled through by movement.

The road network forms the core of the transport network supporting pedestrians in the verge, bicycles, buses, freight and general traffic. Roads are assigned a classification of state, regional or local according to each road’s connectivity and importance to the broader road network. Road network is well established in Hunters Hill LGA with a mix of State, regional and local roads. The key road network of Hunters Hill along with its classification are summarised in Table 5-1. Further classification including maps is provided in **Appendix C**.

This road network provides connection:

- between urbans centres such as Sydney, Newcastle, Wollongong and the Central Coast,
- between smaller towns and suburbs
- for local access to residential properties and arterial roads.

Table 5-1: Key road network

Key Roads	Classification
Burns Bay Road	State
A40 Victoria Road	State
Ryde Road	Regional
Pittwater Road	Regional
Gladesville Road	Local
Manning Road	Local
Church Street - Alexander Street	Local



5.1.1 Traffic Volumes and Speed Limits on Key Road Sections

A summary of the speed limit, average speed and average weekday peak volumes along key sections of major roads has been provided in Table 5-2. High level comparison of posted speed limit against recorded speed limit during AM and PM peak hour at designated road sections may provide an insight into the congestion levels. Detailed description and maps including crash volumes on the Hunters Hill Road network are provided in **Appendix C**.

Table 5-2: Average Speed and Traffic Volume on Key Road Sections

Key Road Sections	Speed Limit	Average Speed in AM and PM Peak Hour – (Based on Traffic Volume)	Weekday AM Peak Volume (vehicles/hr)	Weekday PM Peak Volume (vehicles/hr)
Burns Bay Road: Epping Road to Victoria Road	70km/hr	30km/hr	2420	2520
Ryde Road: Pittwater Road to Park Road	60km/hr	44km/hr	1500	1500
Pittwater Road: Ryde Road to High Street	60km/hr	50km/hr	1000	1000
Park Road: Ryde Road to High Street	50km.hr	No data	300	300
Victoria Road: Cowell Street and Hillcrest Avenue	70km/hr	49km/hr	No data	No data

5.1.2 Summary of Existing Road Network & Traffic Speeds

Overall, Hunters Hill LGA has a good foundation of road hierarchy, with Burns Bay Road providing north-south connectivity while Victoria Road providing northwest to southeast connectivity to neighbouring LGAs and Greater Sydney Road network. To support movement from these state roads in the western part of the LGA, there is Pittwater Road which provides north-south connectivity while Ryde Road and Gladesville Road provide east-west connection. Church Street, Alexandra Street and Woolwich Road form the backbone for connectivity with other streets in the eastern peninsula of the LGA.

As highlighted in Table 5-2, Burns Bay Road, Ryde Road and Victoria Road have recorded almost half of their respective posted speed limit, which could indicate some level of congestion during peak hours. This is also proportional to private car being the number one mode choice for Hunters Hill residents. Some of the challenges/issues Hunters Hill currently faces are:

- Higher speed limit on busy town centre roads which affects pedestrian/cyclist safety
- Lack of traffic calming measures at strategic locations
- Inconsistent parking restrictions around transportation hubs

This strategy therefore proposes a drive towards more sustainable transport choices and better public transport, along with advocating for lower speed limits on main roads. The reduction in speed may not have a practical effect on travel time, but conversely would increase public safety and improve overall experience of the place. The detailed actions are further explained in **Section 8**.



5.2 Public Transport Network

The public transport network in Hunters Hill consists of bus and ferry routes. There are no train or metro stations in the LGA. A summary of the existing public transport network and its issues are outlined in this section. A detailed description along with maps are provided in **Appendix C**. The public transport network is shown in Figure 5-1.

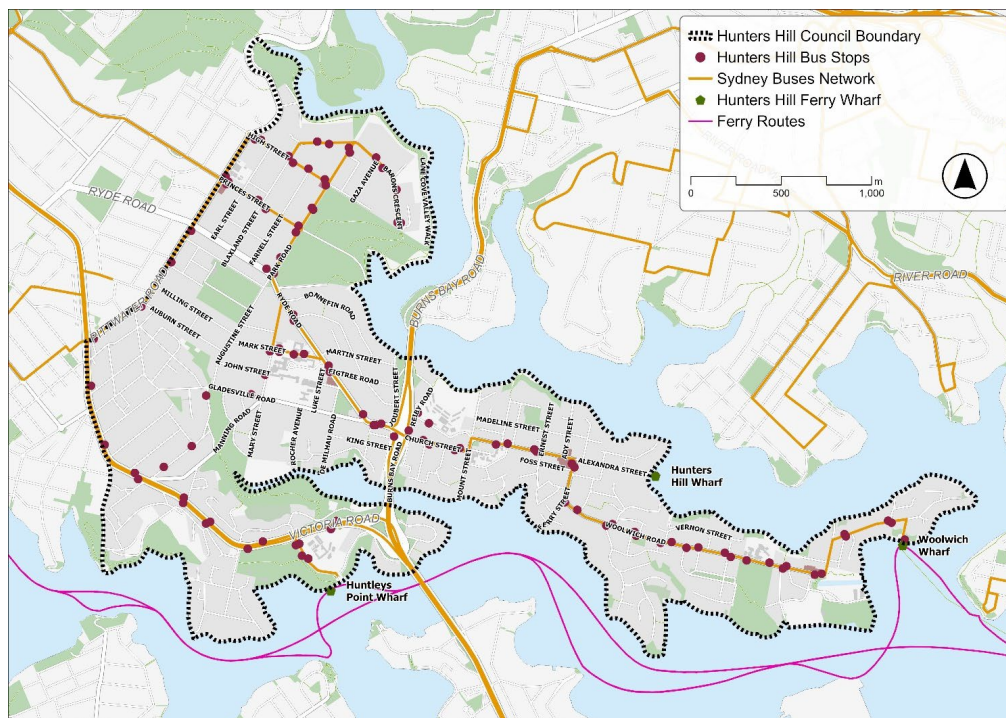


Figure 5-1: Existing public transport network and stops

5.2.1 Bus

Hunters Hill LGA is served by a bus network with routes running in both north-south and east-west directions across the LGA. Most of the strategic and local centres within the LGA are served by bus which includes connections to major hubs outside the LGA such as Sydney Airport, Sydney CBD. The bus network provides north-south connections via Burns Bay Road and Pittwater Road and east west connections via Ryde Road, Church Street, Alexander Street and Victoria Road. Opportunities for north-south local connections by public transport are limited. Overview of existing bus services catering Hunters Hill is shown in Figure 5-2 and detailed description of each bus service and frequency is provided in **Appendix C**.



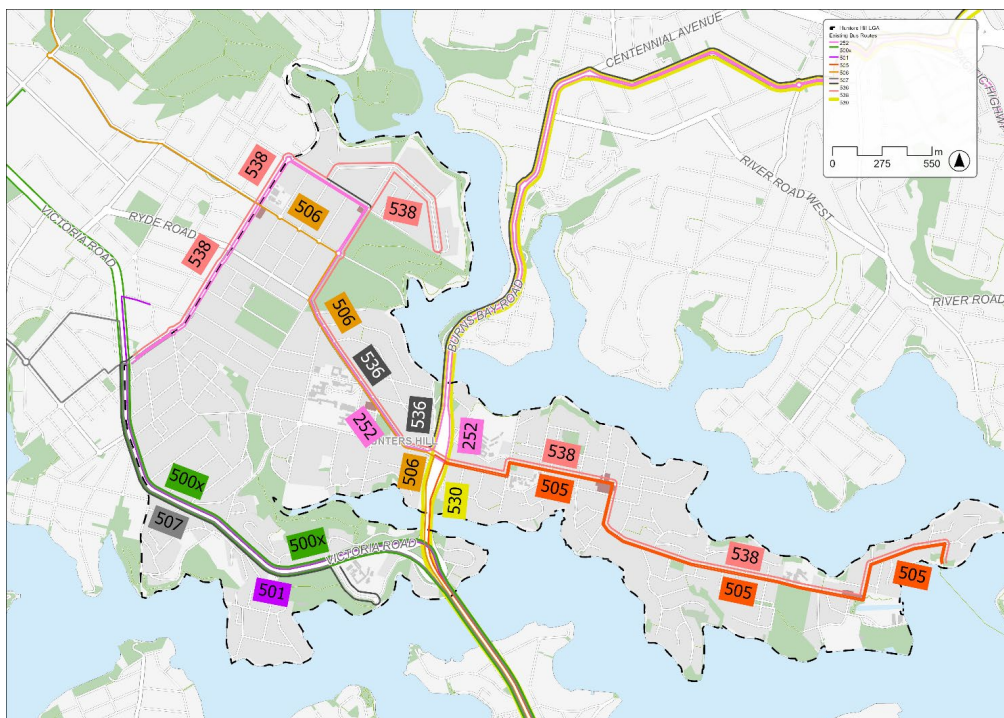


Figure 5-2: Bus routes serving Hunters Hill

Through an extensive community consultation process, a range of issues have been identified related to existing bus service and management in Hunters Hill (further analysed in **Chapter 8**):

- North Ryde metro station is the closest heavy rail station that provides connectivity to Hunters Hill residents to wider Greater Sydney Train network. Currently, no direct bus services link Hunters Hill to the North Ryde metro station
- There are no direct off-peak bus services linking Woolwich to Sydney CBD, which encourages residents to drive.
- Local public transport connections within Hunters Hill are very limited.

As part of this strategy, we have taken the issues raised during community consultation under consideration and proposed recommendations in **Section 8**.

5.2.2 Ferry

Hunters Hill LGA is served by three ferry wharves which connect the LGA with the greater Sydney Ferry network. The detailed description of services is provided in **Appendix C**.

- Huntleys Point Wharf
- Woolwich Wharf
- Alexandra Street Wharf

The common issue raised regarding ferry services is the disintegration with other modes of transportation such as buses, which makes it difficult for residents to use public transport for the entire course of their trip. To mitigate this issue, recommendations have been made in **Section 8**.



5.2.3 Public Transport Accessibility

A catchment analysis has been undertaken to assess the accessibility of Hunters Hill residents from public transport stops. The 400m and 800m public transport accessibility from all bus and ferry stops within Hunters Hill LGA is shown in Figure 5-3. It shows that most of the residents are within the 400-metre walking distance from a bus stops. It indicates that with more frequent bus services and safe infrastructure to support pedestrian movements to and from the public transport stops it is possible to increase the public transport mode share for shorter as well as longer trips.

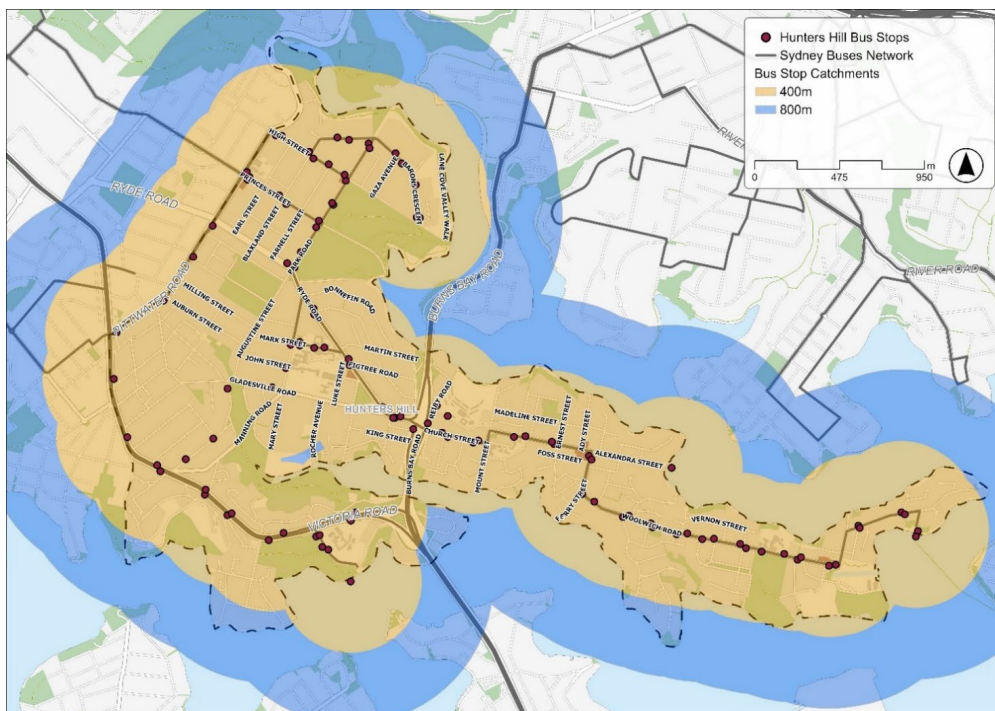


Figure 5-3: Public Transport Accessibility

Alongside assessing the public transport accessibility within the LGA, the travel time by public transport to surrounding LGAs and major transport and employment hubs have been shown in Figure 5-4. The travel time to major centres of Sydney CBD, Chatswood and North Ryde are approximately 30-35 minutes during the morning peak time, while journey to Parramatta CBD takes more than one hour. These travel times alongside the bus frequency shows a gap in the existing public transport network within and around the LGA.



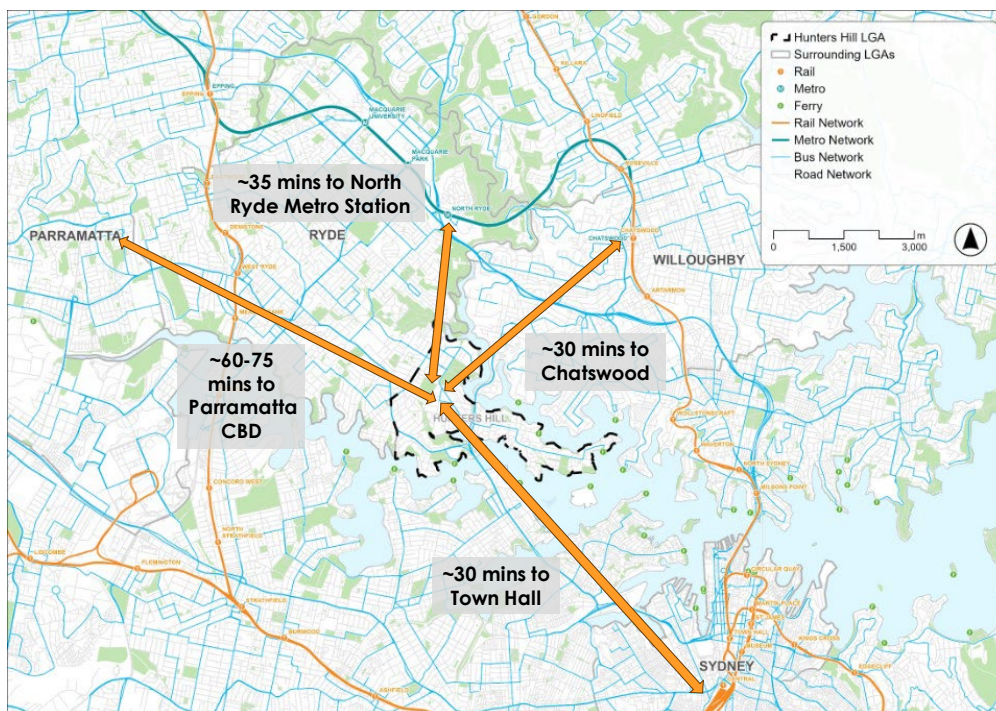


Figure 5-4: Approximate travel time to surrounding LGAs and major centres

5.2.4 Summary of Public Transport in Hunters Hill

Hunters Hill faces significant public transport challenges, including:

- Insufficient direct bus services to major transportation hubs
- Poor off-peak connections
- Limited local public transport options
- Inconsistent bus facilities

Addressing these issues with improved service frequency, direct connections, and better infrastructure could enhance public transport accessibility and usage in the area. This will help to meet current and future transportation needs while promoting environmental sustainability, social equity, and economic vitality. Specific Actions to mitigate these issues are detailed in **Section 8.2**



5.3 Active Transport Network

5.3.1 Walking

Nearly all streets within the Hunters Hill LGA have sealed footpaths on either one or both sides. In general, pedestrian access to most key destinations is intuitive without the need to take large detours. Dedicated crossings are located at major intersections (signalised and roundabouts) and occasionally mid-block crossings are provided to support pedestrian desire lines. Pedestrians can generally walk along their desire lines as paths are provided along most streets and are connected to key land uses.

Overall, walking access within the LGA to major centres can be considered to be good. Figure 5-5 shows that residents are within 400 or 800m walking distance to key destinations.

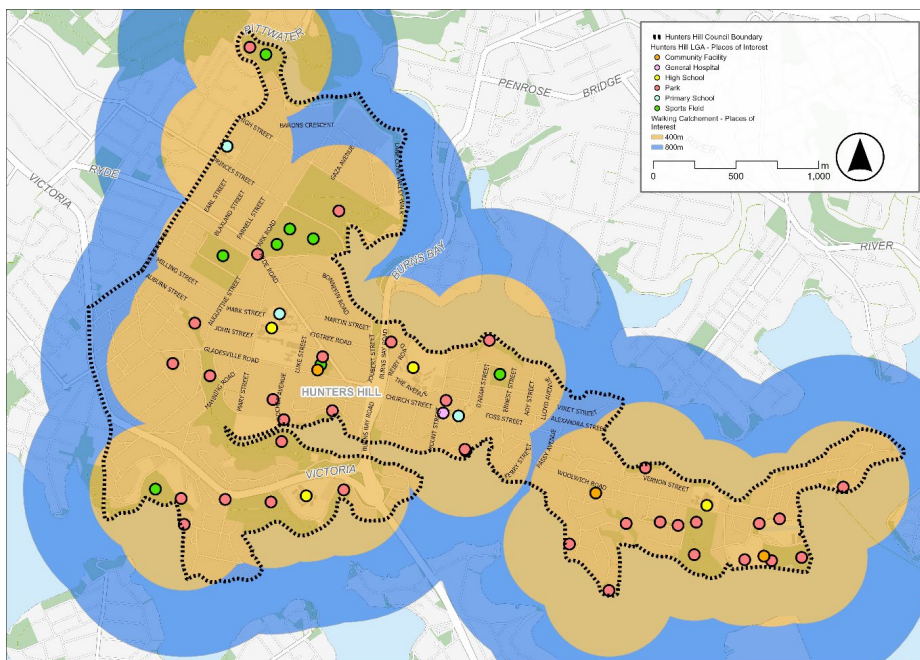


Figure 5-5: Walking catchment from key destinations

Based on the gaps uncovered during review of existing conditions and community feedback responses, **Chapter 8** provide location specific recommendations to support Hunters Hill pedestrian network. Recommendations have been made as actionable as possible, although on a high level they align with the central goal of improving existing pedestrian network in Hunters Hill LGA.

5.3.2 Cycling

The existing cycling network in Hunters Hill LGA provides some level of north to south connectivity mainly through Burns Bay Road. Regarding typology (the form of the network), most of the network is on-road (general roads) with no dedicated infrastructure separating cyclists from vehicles. The existing cycling network within the LGA is shown in Figure 5-6 including:

- Shared path through Riverglade Reserve (recreational link)
- Bike lanes (painted road shoulders) on Burns Bay Road (between Victoria Road and Fig Tree Bridge)
- Painted on road shoulders on small sections of Martin Street and Ryde Road



The existing cycling network is limited and mainly concentrated in the suburb of Hunters Hill with suburbs such as Woolwich, Gladesville and Henley having no dedicated cycling facilities.

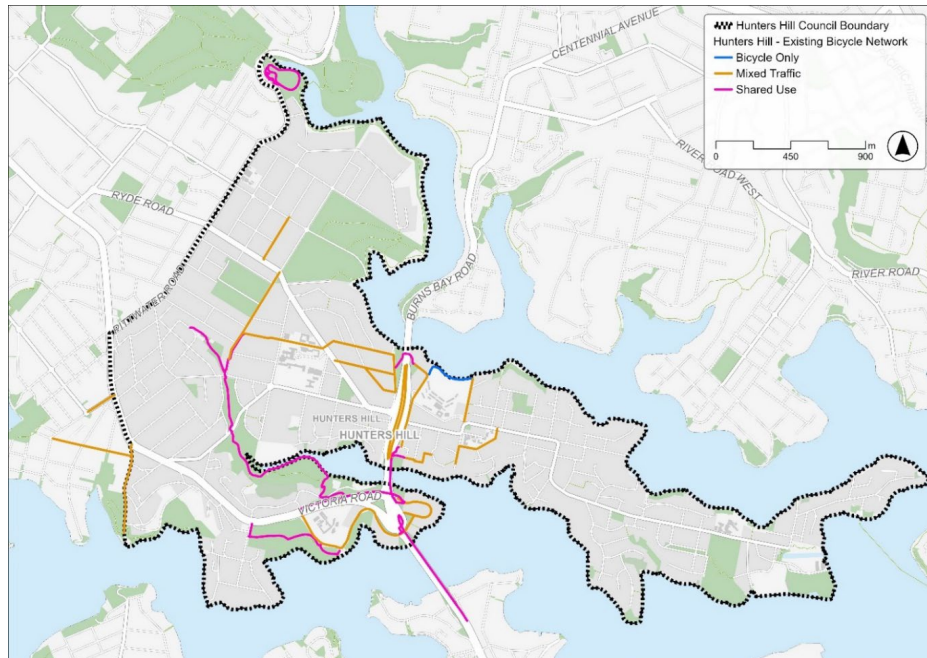


Figure 5-6: Existing cycling facilities

5.3.3 Summary of Active Transport in Hunters Hill

The overall quality and delivery of active transport infrastructure in Hunters Hill is inconsistent. Shared paths are of mixed quality in the Municipality of Hunters Hill. Some off-road shared paths are well-maintained whereas other parts of the official Hunters Hill bike network are not. As such, a lot of the shared path network is cracked, limiting the space for pedestrians and cyclists to travel on the shared path safely and comfortably. In addition, shared paths across the LGA are not sufficiently wide, meaning that pedestrian and cyclists travelling in opposite directions are more likely to come into conflict. In general, there is inconsistency in proper line-marking and wayfinding signage to guide cyclists and pedestrians around the LGA. A wayfinding strategy needs to be in place that allows riders to understand their location, which destinations are accessible and how to reach them. Similarly, end-of-trip facilities are missing at key destinations which deters people from riding.

The following issues were identified with the existing cycling facilities as part of the Hunters Hill Bike Plan, 2020:

- Poor quality of existing paths, including cracked shared path surfaces.
- Inconsistency in the quality of road markings throughout the network, with many markings fading and limited in visibility.
- Poor wayfinding and lighting.
- Lack of cycling prioritisation with limited cycling infrastructure.
- Insufficient end-of-trip facilities.
- Burns Bay Road as a connectivity barrier and limited or challenging links to neighbouring LGAs.

A strategic route network was proposed for Hunters Hill as part of the Bike plan with recommendations on infrastructure intervention options along the route. The Hunters Hill Bike Plan, 2020 can be found here -

<https://www.huntershill.nsw.gov.au/Roads/Bike-Plan>



Actions to tackle these issues are detailed in **Section 8.1**. One of our recommendations is also to implement the network routes and improvements proposed as part of the Hunters Hill Bike Plan 2020.

5.4 Parking

The existing parking information was obtained from the Hunters Hill Parking Strategy, 2020. 13 precincts were identified for which parking strategies and action plans were developed. The key types of parking demand generators within Hunters Hill LGA are residential (from houses without off-street parking), retail and commercial businesses, commuter (ferry wharf) parking and recreational parking.

On-street parking within the Hunters Hill LGA typically includes parking within town and local centres which are mostly characterised by short to medium stay restricted parking (usually between one-hour parking and four-hour parking). Unrestricted parking is provided outside of town and local centres and is mostly used by residents and visitors.

Short and medium stay parking restrictions in and around town and local centres within the LGA are located on higher order roads such as Gladesville Road, Ryde Road and Church Street. These restrictions are also carried over onto minor roads, approximately 100 to 200 meters from intersections with major roads. On-street parking restrictions are generally in effect between 8:30am to 6:00pm on weekdays and 8:30am to 12:00pm Saturdays, subject to clearway restrictions.

Off-street parking within Hunters Hill LGA typically include private and council car parks at different locations including Buffalo Creek Reserve, Gladesville Shopping Village, Cowell Street car park (North), Signal Hill Car Park, Boronia Park, Boronia Park Shopping Village, Hunters Hill Village, Hunters Hill Hotel, Gladesville Skatepark, Henley Community Centre, Woolwich Marina and Clarkes Point Reserve.

Based on the feedback received from community consultation, the following issues were identified with the existing parking:

- Parking management issues around Woolwich Wharf.
- Long term parking needs to be re-assessed around major centres with changing demand.

Managing parking effectively can support sustainable transport goals, improve urban livability, and create more efficient and equitable transportation systems. These issues have been taken into consideration to formulate recommendations related to parking in **Section 8.3**.



5.5 Freight Network

Hunters Hill LGA is not home to any significant industrial areas which generate freight vehicle traffic, but it does witness high volumes of through freight traffic on Burns Bay Road and Victoria Road. These two routes form part of the 25/26m long B-double truck route within the restricted vehicle access networks, as shown in Figure 5-7.

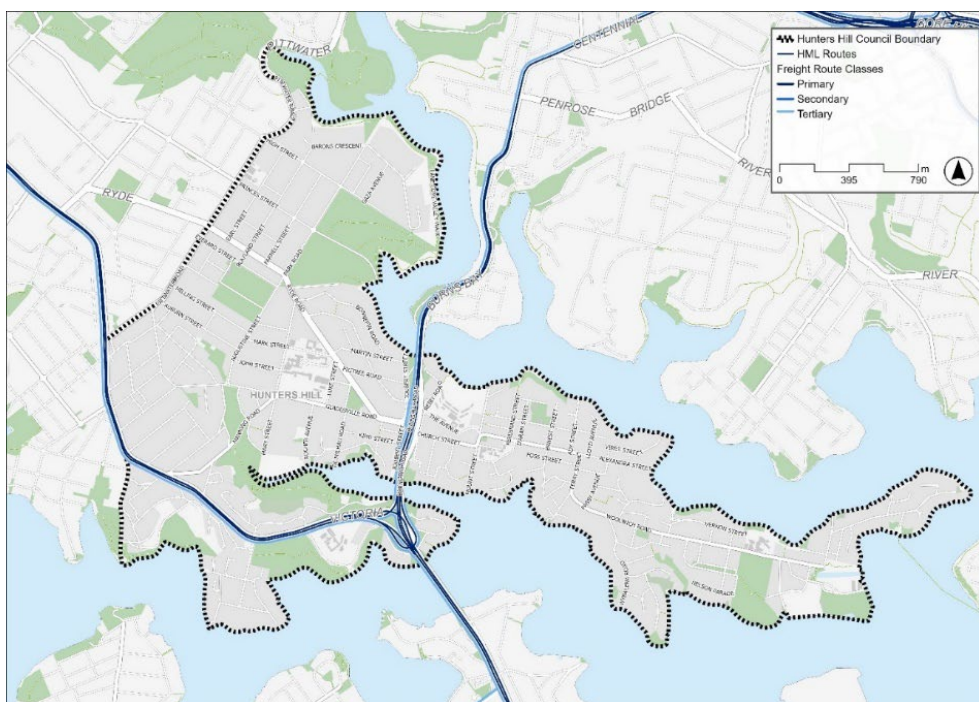


Figure 5-7: Existing freight network

Heavy vehicle traffic in Hunters Hill is primarily confined to Burns Bay Road and Victoria Road, with exceptions for local access. Given the limited industrial activity and the absence of planned infrastructure projects that would redirect substantial freight movements into the area, heavy vehicle traffic in Hunters Hill is expected to remain unchanged in the future.



6. Community Engagement

The Hunters Hill LGA online survey and Social Pinpoint survey were developed in collaboration with Council staff. The surveys were conducted to understand the local transport needs of residents, visitors and workers and included questions relating to transport in the Hunters Hill LGA, including travel mode and barriers to using the mode of their choice. The surveys were open from 13 December 2023 to 31 January 2024. A drop-in session was also undertaken to receive more information from residents, visitors and workers who may not have had the opportunity to provide input through the online surveys.

The community engagement process provided useful information on the community's views, concerns, and vision for transport across Hunters Hill, that guided the development of the ITS. The community consultation is summarised in this section. Detailed information about the community engagement approach, profile of survey respondents, findings from the community engagement are provided in **Appendix D**.

The survey can be accessed by following this [link](#). A summary of key insights from the community engagement is provided below.

6.1 Key Insights from the Community Engagement

Majority of the respondents lived within the LGA with 95% living within Hunters Hill, Gladesville and Woolwich. Most were workers with more than a quarter (32%) retired. Respondents' employment status, residential suburb and household type were found to align with ABS census 2021 data for Hunters Hill LGA therefore the sample of residents who responded to the survey was concluded to be representative of Hunters Hill LGA.

The key insights are summarised as follows:

- The car mode dominated both local trips, and trips to work or study. A significant proportion (30%) of respondents use public transport as their preferred mode for work or study.
- The lack of wayfinding for cyclists/pedestrians and infrastructure such as pedestrian crossings and lighting were some of the main transport issues raised by respondents.
- "Existing footpaths/cycleways are not well designed or maintained" and "there is no suitable infrastructure to walk/cycle" are the main barriers to walking/cycling given by respondents.
- 26% of respondents noted that they would use active transport more than they currently do.
- 43% of respondents noted that the main barrier for not using public transport is the low frequency of public transport services.
- Strong support was given for introducing new bus services especially to the North Ryde Metro Station and Sydney CBD and increasing the frequency of existing bus services on weekdays and weekends.
- More than half of the respondents (59%) would use public transport more to travel within and outside the LGA.
- Strong support was given for reducing the speed limit on Ryde Road from 60km/h, since it has high pedestrian activity in many locations.



6.2 Barriers to Using Active Transport

31% of respondents noted that the main barriers to walking are that existing footpaths are not well designed or maintained and there is no suitable infrastructure to walk. Similarly, 50% of respondents noted that existing cycleways are not well designed/maintained and there is no suitable infrastructure to cycle as the main barriers to cycling. (Refer to Figure 6-1 and Figure 6-2)

Main barriers to walking

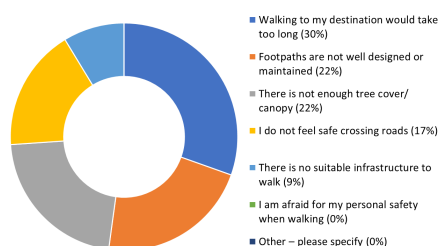


Figure 6-1: Main barriers to walking

Main barriers to cycling

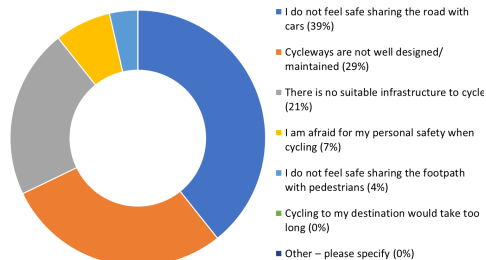


Figure 6-2: Main barriers to cycling

6.3 Barriers to Using Public Transport

The main barrier raised by respondents for not using public transport is the low frequency of public transport services (43% of respondents). (Refer to Figure 6-3)

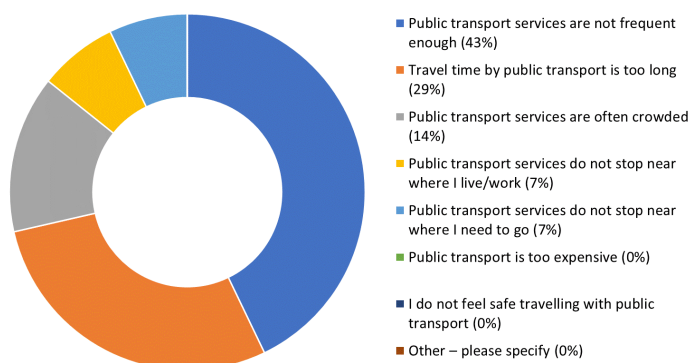


Figure 6-3: Main barriers to using public transport



7. SWOT Analysis

This chapter explores the strengths, weaknesses, opportunities and threats that faced by the transportation system in Hunters Hill. These were identified through a review of the draft ITS prepared by the Hunters Hill MTAC, strategic review, existing conditions assessment, transport data analysis and the community engagement. Table 7-1 provides a summary of the strengths, weaknesses, opportunities and strengths that informed the development of the ITS for Hunter's Hill Council.

Table 7-1: Strengths, weaknesses, opportunities and strengths.

Strengths, Weaknesses, Opportunities, Threats	
Strengths	<ul style="list-style-type: none"> Overall, pedestrian accessibility within the LGA is good with connected footpaths on one or both sides of the road. Strategic location within the North District with close proximity to Sydney CBD and Sydney airport. Easy Access to two state roads (Burns Bay Road and A40 Victoria Road). Close proximity to the Macquarie Park and Chatswood strategic centres. Main transport connections cover both north-south movements (via Burns Bay Road and Pittwater Road) and east-west movements (via Victoria Road, Gladesville Road, Ryde Road, Church Street and Alexander Street). High proportion of residents employed in the professional, scientific, technical, health care and financial services. Tree canopy cover that provides shade needed when walking/cycling. Town centres offer a mix of retail, entertainment, cultural and community facilities.
Weaknesses	<ul style="list-style-type: none"> Opportunities for local employment are limited therefore most residents have to travel outside Hunters Hill for employment. Although, the main routes running through the suburb are largely flat grade, the local streets feeding into the main routes might have steep grade which could walking and cycling difficult. There is a high percentage of car-based trips for travel to work. Lack of a connected bicycle network, particularly pronounced in western parts of the LGA. While there are some shared paths in the LGA, there are no dedicated cycling facilities. Most residents are more than 30 minutes from the North Ryde metro station by public transport. No direct buses linking Hunters Hill to North Ryde metro station. No direct off-peak bus services linking Woolwich to Sydney CBD. Local public transport connections within Hunters Hill are very limited. No direct access for walking and cycling between Gladesville bridge and Tarban Creek bridge. Traffic congestion on some roads e.g Ryde Road during peaks. Concentrations of crashes (along Victoria Road, Ryde Road and Burns Bay Road -taking into consideration 2017-2021 data). Continued reliance on private vehicles with higher proportions of residents owning 2 or more cars (56.7%) in comparison to Greater Sydney (46.1%).
Opportunities	<ul style="list-style-type: none"> High proportion of residents between 0 to 19 year age group (24%), many of whom rely on public and active transport to get around independently. Majority of residents are in pre-retirement age group (60% in 15 to 64 age group). Proposed major infrastructure projects from the NSW government linking to Macquarie Park. Low average trip distance for private vehicle trips (~10km).
Threats	<ul style="list-style-type: none"> Major road corridors (such as Burns Bay Road, Ryde Road and Victoria Road) are designated for high volumes of traffic, with much traffic travelling through the LGA rather than to or from the LGA. While they are also designated strategic bus and cycle corridors, road space allocation on these roads favours cars in the LGA. Population growth in the LGA is projected to be low. High proportion of residents in the 65+ age group (24%), who might have difficulty in walking and cycling to their destination, or to public transport stops due to insufficient, safe and connected infrastructure.



8. Action Plan

The actions in this strategy comprise initiatives that Council will take to deliver this ITS. Council will work with other stakeholders by advocating for funding, partnering with other stakeholders particularly for public transport services and infrastructure implementation.

Each table below provides a list of actions, the goals they address, priority and responsible party. The actions are categorised into active transport, public transport, and traffic & parking actions:

- Active Transport Actions (shown in Table 8-1) – Possible locations for actions are shown on Figure 8-1
- Public Transport Actions (shown in Table 8-2) – Possible locations for actions are shown on Figure 8-2
- Traffic & Parking Actions (shown in Table 8-3) – Possible locations for actions are shown on Figure 8-3

The timing of implementations is defined as follows:

- Short-term: within 3 years
- Medium-term: within 5 years
- Long-term: within 10 years



8.1 Active Transport Actions

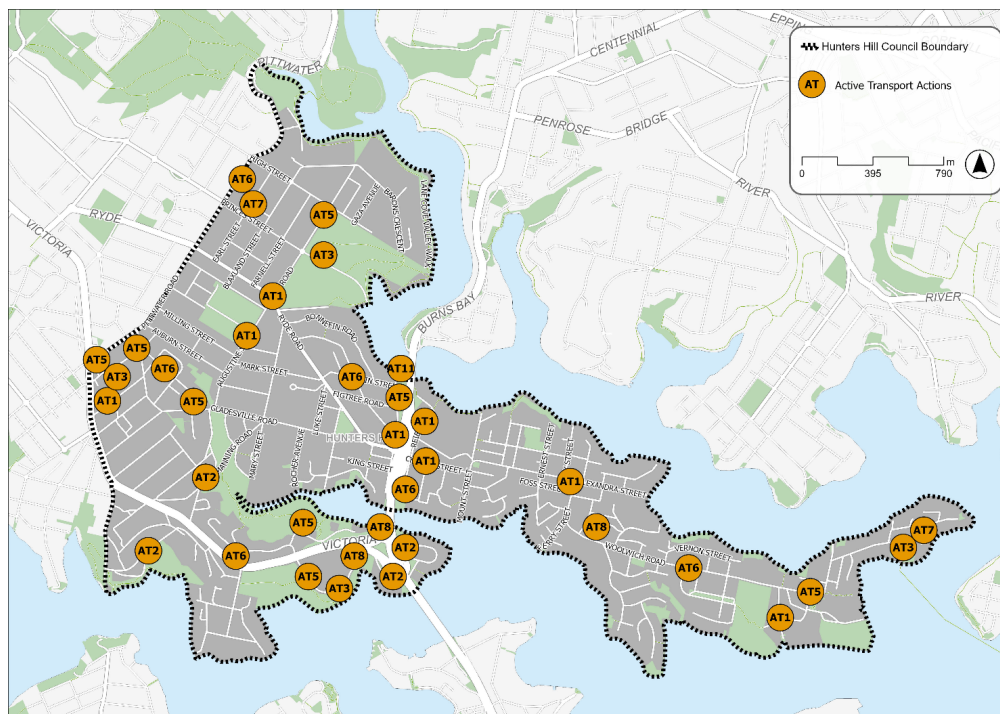


Figure 8-1: Active transport recommendations

Table 8-1: Active Transport Actions

Map Reference	Issues	Location	Action	Goal	Priority	Timing	Responsibility
AT1	Lack of safe crossing	LGA wide	Investigate opportunities and identify locations to provide pedestrian/ cyclist crossing facilities at locations used frequently and/or provide connection to key destinations	Streets as Places	High	Short	Council
AT2	Missing footpath links	LGA wide	Identify areas for improved connectivity along footpath routes between key destinations and construct missing footpath links	Improve Local Accessibility	High	Medium	Council



Map Reference	Issues	Location	Action	Goal	Priority	Timing	Responsibility
AT3	Insufficient end-of-trip facilities	LGA wide	Investigate opportunities and identify locations for provision of bicycle parking, drink stations and End-of-Trip facilities in town centres and high use areas in the LGA (e.g. Coles in Gladesville, at Boronia Park, at Woolwich Wharf, at Huntley's Point Wharf).	Integrated Transport and Land Use	High	Short	Council/ Developers
AT4	Insufficient end-of-trip facilities	LGA wide	Incorporate End-of-Trip Facilities in relevant planning documents such as the DCP, and in new developments or major upgrades to existing developments.	Integrated Transport and Land Use	High	Short	Council
AT5	Poor wayfinding	LGA wide	Provide active transport wayfinding and signage to support access along known cycling, walking and public transport corridors across the LGA as outlined in the Hunters Hill Bike Plan 2020.	Improve Local Accessibility, Integrated Transport and Land Use	High	Short	Council
AT6	Lack of dedicated cycling infrastructure	LGA wide	Plan, design and construct missing cycleway links to connect major centres within the LGA and to adjacent LGAs as outlined in the Hunters Hill Bike Plan 2020 including: <ul style="list-style-type: none"> Burns Bay Rd from Gladesville Bridge to City of Ryde Burns Bay Road from Gladesville Bridge to Fig Tree Bridge Hunters Hill Village to Woolwich Wharf via Hunters Hill HS Gladesville Town Centre to Huntleys Point Wharf via Riverside Girls HS 	Improve Local Accessibility	High	Medium	Council/ TfNSW
AT7	Poor quality of existing paths	LGA wide	Prioritise the maintenance of walking/cycling infrastructure and facilities including footpaths, cycleways, bicycle parking racks and signage.	Improve Local Accessibility, Integrated Transport and Land Use	High	Medium	Council



Map Reference	Issues	Location	Action	Goal	Priority	Timing	Responsibility
AT8	Poor lighting	LGA wide	Audit/investigate existing street lighting to identify areas for improved lighting to encourage and support active transport across the LGA.	Streets as Places	Medium	Short	Council
AT9	Safer access to schools	LGA wide	Council to work with TfNSW and schools in the LGA to roll out programs, activities and information packages that support and promote school children walking and cycling to schools.	Enable Sustainable Transport Choices	Medium	Medium	Council
AT10	Updated and collated travel information	LGA wide	Provide a dedicated page on Council's website on walking, cycling and public transport in Hunters Hill and update the information annually.	Enable Sustainable Transport Choices	Medium	Medium	Council
AT11	Lack of dedicated cycling infrastructure	Burns Bay Road	Advocate for the Strategic Cycle Connection along Burns Bay Road to be built and develop a plan to connect to it.	Enable Sustainable Transport Choices, Improve Local Accessibility	Medium	Medium	Council/ TfNSW



8.2 Public Transport Actions

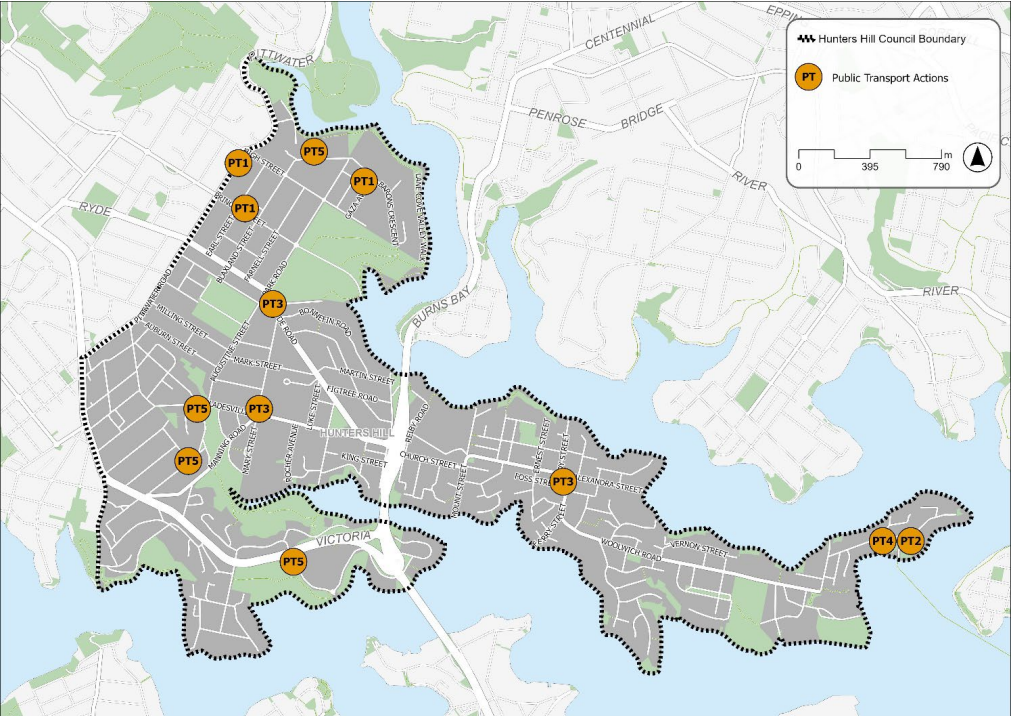


Figure 8-2: Public transport recommendations

Table 8-2: Public Transport Actions

Map Reference	Issue	Location	Action	Goal	Priority	Timing	Responsibility
PT1	Lack of connections	LGA wide	Advocate to Transport for New South Wales (TfNSW) to provide a frequent and direct bus services to connect Hunters Hill to North-Ryde Metro station.	Improve Local Accessibility, Enable Sustainable Transport Choices	High	Short	Council/ TfNSW
PT2	Lack of frequency	Woolwich	Advocate to TfNSW to provide direct off-peak bus services to connect Woolwich to Sydney CBD.	Improve Local Accessibility, Enable Sustainable Transport Choices	High	Short	Council/ TfNSW

Map Reference	Issue	Location	Action	Goal	Priority	Timing	Responsibility
PT3	Lack of local services	LGA wide	Investigate options for local public transport connections across Hunters Hill LGA, and advocate to TfNSW to provide the local bus services.	Improve Local Accessibility, Enable Sustainable Transport Choices	Low	Long	Council/ TfNSW
PT4	Lack of frequency	Woolwich	Advocate to TfNSW for an earlier 538 bus service from Woolwich to Gladesville, and later 538 services from Gladesville to Woolwich.	Improve Local Accessibility, Enable Sustainable Transport Choices	Low	Medium	Council/ TfNSW
PT5	Inconsistent Bus Facilities	LGA wide	Improve bus facilities including bus shelters, signage for bus stops, and lighting around bus stops in the LGA.	Integrated Transport and Land Use	High	Medium	Council



8.3 Traffic and Parking Actions

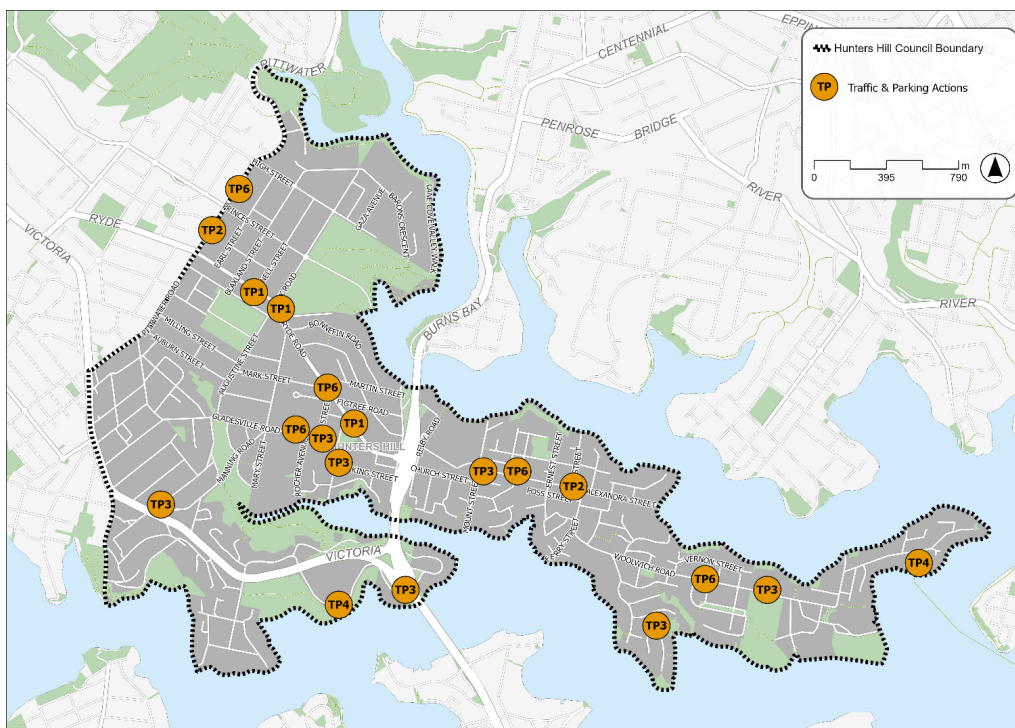


Figure 8-3: Traffic and parking recommendations

Table 8-3: Traffic & Parking Actions

Map Reference	Issue	Location	Action	Goal	Priority	Timing	Responsibility
TP1	Higher speed limit	Ryde Road	Seek approval from TfNSW for a reduced speed limit of 50km/h for the section on Ryde Road that is currently 60km/h.	Streets as Places	High	Short	Council / TfNSW
TP2	Higher speed limit	LGA wide	Investigate opportunities for 40 km/h and 30 km/h zones on select Council roads, where possible, especially in high pedestrian/ cyclist areas.	Streets as Places	Medium	Medium	Council
TP3	Lack of traffic calming measures	LGA wide	Investigate opportunities and identify locations to introduce traffic calming measures to improve pedestrian safety.	Streets as Places	Medium	Medium	Council / TfNSW



Map Reference	Issue	Location	Action	Goal	Priority	Timing	Responsibility
TP4	Inconsistent parking restrictions	Huntley's Point and Woolwich Ferry Wharves	Investigate opportunities to provide additional parking opportunities around Huntley's Point and Woolwich Ferry Wharves, balanced with the needs of residents.	Enable Sustainable Transport Choices, Integrated Transport and Land Use	Low	Long	Council
TP5	Lack of dedicated road space for active transport	LGA wide	Investigate opportunities and identify locations to re-allocate more road space to active transport and public transport throughout the LGA in line with the NSW Road Space Allocation Policy, to improve safety for residents and encourage mode shift.	Streets as Places, Enable Sustainable Transport Choices	Low	Long	Council
TP6	Gaps between pedestrian crossings of more than 400m occur across LGA	LGA wide	Review pedestrian infrastructure and identify gaps of more than 400m between pedestrian crossings on desire lines within high activity areas and propose additional crossing facilities.	Streets as Places	High	Short	Council



9. Monitoring

The implementation, monitoring and review of the Hunters Hill ITS will be a crucial part in achieving the objectives of the strategy. Progress will be measured based on performance measures summarised in Table 9-1. It is recommended that the ITS be reviewed every 5 years to assess progress and funding requirements.

Table 9-1: Performance monitoring

Action	Mode	Measure of success	Assessment timeframe
AT1	Active Transport	<ul style="list-style-type: none"> Number of new crossing facilities identified. Number of crossing facilities implemented. 	<ul style="list-style-type: none"> Annually Annually
AT2		<ul style="list-style-type: none"> Km of missing footpaths planned/designed. Km of missing footpaths implemented. 	<ul style="list-style-type: none"> Every 3 years Annually
AT3		<ul style="list-style-type: none"> Number of bicycle parking, drink stations and End-of-Trip facilities identified for implementation. Number of bicycle parking, drink stations and End-of-Trip facilities implemented. 	<ul style="list-style-type: none"> Every 3 years Annually
AT4		<ul style="list-style-type: none"> DCP updated to include End-of-trip facility requirement. 	<ul style="list-style-type: none"> 5 years
AT5		<ul style="list-style-type: none"> Number of active transport way finding signs implemented. 	<ul style="list-style-type: none"> Annually
AT6		<ul style="list-style-type: none"> Km of missing cycleways planned/designed. Km of missing cycleways implemented. 	<ul style="list-style-type: none"> Every 3 years Annually
AT7		<ul style="list-style-type: none"> Km of walking and cycling infrastructure maintained. Number of walking and cycling facilities maintained. 	<ul style="list-style-type: none"> Annually Annually
AT8		<ul style="list-style-type: none"> Km of new lighting installed along walking/cycling routes. 	<ul style="list-style-type: none"> 3 years
AT9		<ul style="list-style-type: none"> Number of schools taking part in behaviour change programs. 	<ul style="list-style-type: none"> Annually
AT10		<ul style="list-style-type: none"> Date Active Transport page was added on Council's website. Date of last update of walking/cycling page on Council's website. 	<ul style="list-style-type: none"> Annually
AT11		<ul style="list-style-type: none"> Km of new cycleways planned/designed. 	<ul style="list-style-type: none"> 3 years
PT1	Public Transport	<ul style="list-style-type: none"> Number of meetings with TfNSW, meeting actions and record of follow up. 	<ul style="list-style-type: none"> Annually
PT2		<ul style="list-style-type: none"> Number of meetings with TfNSW, meeting actions and record of follow up. 	<ul style="list-style-type: none"> Annually
PT3		<ul style="list-style-type: none"> Report on outcomes of investigation. Record of implementation of report recommendations. 	<ul style="list-style-type: none"> Every 3 years
PT4		<ul style="list-style-type: none"> Number of meetings with TfNSW, meeting actions and record of follow up. 	<ul style="list-style-type: none"> Annually
PT5		<ul style="list-style-type: none"> Number of bus facilities improved. 	<ul style="list-style-type: none"> Every 3 years



Action	Mode	Measure of success	Assessment timeframe
TP1	Traffic and Parking	<ul style="list-style-type: none"> Report on outcomes of implementation. 	<ul style="list-style-type: none"> Every 3 years
TP2		<ul style="list-style-type: none"> Report on outcomes of investigation. Record of implementation of report recommendations. 	<ul style="list-style-type: none"> Every 3 years
TP3		<ul style="list-style-type: none"> Report on outcomes of investigation. Record of implementation of report recommendations. 	<ul style="list-style-type: none"> Every 3 years
TP4		<ul style="list-style-type: none"> Report on outcomes of investigation. Record of implementation of report recommendations. 	<ul style="list-style-type: none"> Every 3 years
TP5		<ul style="list-style-type: none"> Report on outcomes of investigation. Record of implementation of report recommendations. 	<ul style="list-style-type: none"> Every 3 years



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10. Conclusion and Next Steps

The ITS for Hunters Hill Municipality represents a proactive approach to enhancing mobility, accessibility, and sustainability within our community. This strategy is guided by a clear vision where residents of all ages and abilities can comfortably walk, cycle, and use public transport for work, lifestyle, and leisure, seamlessly connecting to key destinations such as Top Ryde, Macquarie Park, Barangaroo, and the City. The strategy's vision aligns with state, regional, and local planning objectives, addressing the diverse transport needs of our community, businesses, and visitors. By integrating transport planning with land use, the strategy supports Council's strategic plans and identifies actions for improving transport infrastructure, services, safety, and policy.

The strategy addresses several key goals and objectives to achieve this vision:

- Enhancing the quality and coverage of public transport services is central to the strategy.
- Creating user-friendly streets involves redesigning urban spaces to prioritise pedestrian and cyclist safety and convenience.
- Improving local accessibility focuses on ensuring that residents have convenient access to essential services and amenities within their neighbourhoods.
- Promoting sustainable transport options is key to reducing carbon emissions and promoting public health.
- Integrating transport planning with land use aims to create compact, connected communities that reduce the need for car travel.

To achieve these goals, the strategy recommends a series of strategic actions aimed at developing a transport system that supports the needs and aspirations of our community now and into the future. This approach will not only improve mobility and connectivity but also contribute to environmental sustainability and enhances the quality of life for all residents of Hunters Hill.

The successful implementation of the ITS for Hunters Hill Municipality relies on a coordinated approach, ongoing commitment, and continuous monitoring. These steps will require ongoing collaboration between Council, stakeholders, and the community to ensure that transport solutions meet the needs of residents and support the long-term sustainability and livability of Hunters Hill Municipality. It is recommended that the ITS be reviewed every 5 years to assess progress and funding requirements and incorporate changes in state, regional and local planning.





Appendices

Appendix A Summary of Strategic Context Documents



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Summary of Strategic Context Documents

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A.1 State Government Policy and Strategic Guidance

Future Transport Strategy, TfNSW

The Future Transport Strategy (2022) presents the NSW government's vision, planning, investment, delivery and operations plan for transport, with a focus on moving people rather than moving vehicles. The NSW Government's vision for six cities with NSW can only be achieved if people and goods are able to move across the cities using seamless connections and also within each city with 30-minute access to jobs, housing, health care and social connections.

The COVID-19 pandemic is acknowledged as having an impact to the how we are able to work and undertake other activities, such as learning, health and shopping, has changed our daily travel patterns. Other mega trends addressed including the impacts of climate change, decarbonisation, consumer demand for goods, rapid technological changes, data as an enabling asset and economic growth markets.

The Strategy's vision and outcomes is as follows:

"Our transport system will help to make NSW the most liveable state in the world, an economic powerhouse filled with vibrant, sustainable communities where citizens have choice and opportunity."

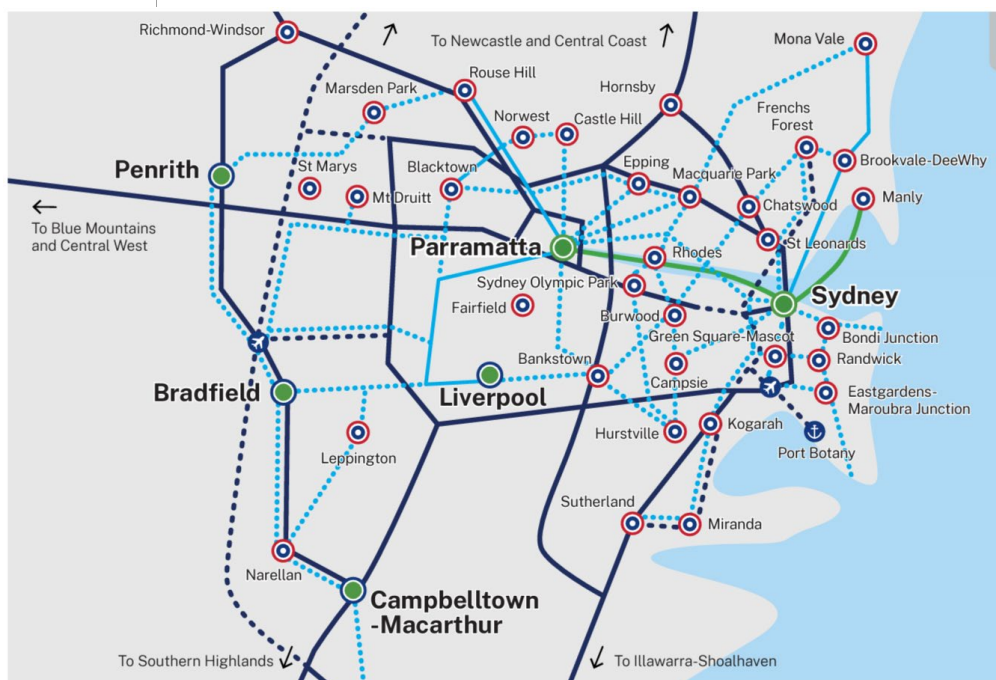
The focus areas and actions from the strategy that are relevant to delivering this ITS are shown in Table 10-1.

Table 10-1: ITS focus areas and actions

Focus Areas	Actions and Initiatives
Support concept of a 30-minute city	<ul style="list-style-type: none"> A key concept in the Future Transport Strategy is the 30-minute city. To achieve this, the Strategy presents a number of road, rail and rapid bus missing links within the south-eastern city, as shown in Figure 10-1
Enable 15-minute neighbourhoods	<ul style="list-style-type: none"> Integrate safe and separate, first and last-mile walking and cycling connections and trip facilities into plans and projects to promote active transport for all travel purposes for people of all ages and abilities. Ensure 15-minute walking, cycling and micromobility networks are planned or under development within the catchment prior to new train stations, major bus stops and interchanges and ferry wharves opening. Investigate options to support council-led walking, cycling and place-making initiatives, to make it easier to activate local streets and centres. Partner with the Department of Education and key stakeholders to improve safe walking, cycling and public transport access to schools. Improve priority for walking trips in centres, towns and villages, such as reallocating road space to widen footpaths and providing more frequent and longer duration pedestrian crossing phases at traffic signals. Improve town amenity where possible by moving visitor car parking away from main streets. Ensure there are footpaths on both sides of all streets within 400 metres of a local destination or main street and within 800 metres of a strategic or city centre. Provide heavy vehicle bypasses of main streets and strategic or city centres. Provide and upgrade safe cycle routes that establish or complete local networks. Provide low-speed traffic environments to make walking and cycling safer.
Deliver connected and continuous cycling networks	<ul style="list-style-type: none"> Improve cycle access to centres, stations, key precincts, and major parks and gardens – including the provision of suitable bike parking facilities. Provide safe and connected cycleways for people of all ages and abilities that can be used by all current and future forms of micro mobility devices. Improve car-free access to national parks and other natural assets.
Provide safer and better precincts and main streets	<ul style="list-style-type: none"> Prioritise street space to walking, cycling and public transport where new projects provide alternative connections or bypasses for through traffic. Implement signalised intersection upgrades to include missing crossings for pedestrians and bike riders.



	<ul style="list-style-type: none"> Continue investing in pedestrian crossings, refuge islands and traffic calming measures. Deliver walking improvements across the transport network, including lighting and smart technology to improve safety and visibility. Support local communities and councils who wish to implement lower speed limits in their local areas. Deliver reduced speeds and speed limits in urban places and local streets.
Promote walking and cycling and encourage behaviour change	<ul style="list-style-type: none"> Work with councils to pilot infrastructure and traffic management initiatives, including temporary restricted vehicle access on roads adjacent to schools. Partner with councils to improve consistent wayfinding information for walking and cycling across NSW. Continue to work with other state agencies and stakeholders to attract and facilitate events that promote walking and cycling.



KEY

Hubs

- Metropolitan centre
- Metropolitan cluster
- Strategic centre
- International freight port
- International airport

Existing
Operational infrastructure
and services

- Ferry
- Rapid Bus
- Road

Future

Non-operational infrastructure and services
includes committed, funded and visionary

- Rapid Bus
- Road

Figure 10-1: Future Transport Strategy - Existing and future transport network



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Summary of Strategic Context Documents

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A Metropolis of Three Cities (Greater Sydney Commission, 2018)

The current Greater Sydney region plan, *A Metropolis of Three Cities* (M3C) is the Greater Sydney Commission's (GSC) metropolitan blueprint for the Sydney basin as the population grows to eight million over the next 40 years. M3C is built on the vision of realigning Sydney into three distinct cities; an Eastern Harbour City, a Central River City (centred on Parramatta) and a Western Parklands City (focused on the future Western Sydney Airport).

M3C emphasises collaboration to coordinate population growth with new or improved infrastructure. It aims to provide communities, councils, state agencies, and industry with direction and certainty to guide investment in the physical and social infrastructure, services and affordable housing required to support the growth.

The plan encourages city planners to ensure that each new 'city' can support a large majority of its residents with employment opportunities, education, health facilities, services, and great places to be, within 30 minutes travel of their homes. The performance indicators focus on a metric of 30 minutes travel by public transport between dwellings and the nearest metropolitan city or strategic centre. The economic efficiency of major trade gateways is also a key focus of M3C.

The Hunters Hill LGA is located in lower north corner of the Eastern Harbour City. M3C identifies the Harbour CBD as the metropolitan centre within the Eastern Harbour City, and Green Square-Mascot (Green Square in City of Sydney), and local strategic centres in Inner West and Ryde LGAs.

M3C focuses on 10 key directions that address Sydney's liveability, connectivity, productivity and sustainability. This 20 year plan, with a 40 year vision, sits on top of five district plans which provide greater planning details and link to local Council plans.

2026 Road Safety Action Plan – Towards Zero, TfNSW

The 2026 Road Safety Action Plan – Towards Zero seeks to build on the accomplishments of the Road Safety Plan 2021. The Plan adopts the Safe System approach to achieving a safe transport system and focuses on enhancing education and local engagement, transforming the safety of the NSW road network and accelerating safety features in vehicles. It was developed following extensive engagement and community consultation, as well as analysis of trauma trends, best practice approaches and research evidence.

The vision of the road safety strategy is "zero fatalities and serious injuries on NSW roads by 2050". The trauma reduction targets for NSW are to halve fatalities by 2030 and to reduce serious injuries by 30% by 2030 on NSW roads. The plan identified five priority areas to help the NSW government reach the above targets of:

- Creating safer country roads and urban places.
- Enhancing road safety in local communities.
- Increasing the safety of light vehicles, heavy vehicles, and protective equipment.
- Making safer choices on our roads.
- Ensuring the safety of vulnerable and other at-risk road users.

The priority area "ensuring the safety of vulnerable and other at-risk road users" is directly applicable to this ITS. Additionally, the following actions are of relevance to this ITS:

- Treat urban places and local streets with safety measures such as pedestrian crossing facilities, raised safety platforms, and safer speed settings particularly 30km/h and 40km/h zones.
- Further strengthen road safety information and campaigns to educate all road user groups, including pedestrians and bicycle riders, about their road safety responsibilities, safe passing distance rules, and how to better manage risks that can lead to casualty crashes in NSW.



North City District Plan (Greater Sydney Commission, 2018)

GSC is implementing M3C through five district plans, which detail district-specific directions, place-based outcomes, and the actions to achieve these. The North City District Plan (NCDP) covers the Hunters Hill LGA. It references the strategic centres noted in M3C and nominates local centres in the Hunters Hill LGA as Gladesville and Boronia Park.

The NCDP describes how integrated land use and transport planning can help achieve the 30-minute city through increasing development density near public transit corridors. It sets a housing supply increase for the Hunters Hill LGA of 400 new dwellings until 2029.

The NCDP includes 10 strategic directions underpinned by 21 planning priorities. Of the 10 Strategic Directions, 'A city supported by infrastructure', 'A city for people', 'Housing the city', 'A city of great places', 'Jobs and skills for the city', 'A well connected city', 'A city in its landscape' and 'An efficient city' are directly relevant to the Hunters Hill ITS. Each of these strategic directions and their relevant planning priorities are listed in Table 10-2.

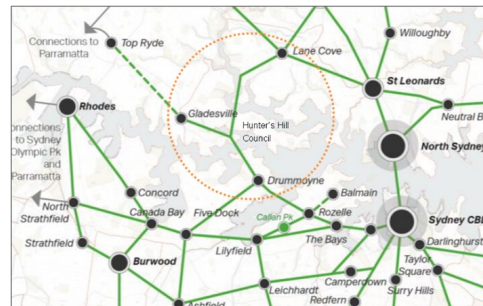
Table 10-2 Relevant NCDP strategic directions and planning priorities to the ITS

Relevant strategic directions	Relevant planning priorities
A city supported by infrastructure: Infrastructure supporting new developments	E1 – Planning for a city supported by infrastructure
Housing the city: Giving people housing choices	E5 – Providing housing supply, choice and affordability with access to jobs, services, and public transport
A city of great places: Designing places for people	E6 – Creating and renewing great places and local centres, and respecting the District's heritage
Jobs and skills for the city: Creating the conditions for a stronger economy	E9 – Growing international trade gateways
A well connected city: Developing a more accessible and walkable city	E10 – Delivering integrated land use and transport planning, and a 30 minute city
A city in its landscape: Valuing green spaces and landscape	E17 – Increasing urban tree canopy cover and delivering Green Grid connections
An efficient city: Using resources wisely	E19 – Reducing carbon emissions and managing energy, water and waste efficiently

Strategic Cycleway Corridors for Greater Sydney

The Strategic Cycleway Corridors program aims to establish a network of key cycleway corridors across Greater Sydney that connect key centres and major points of interest to help facilitate active travel. Hunters Hill LGA is identified as a strategic centre. The program has identified the following key links as part of the SCC network:

- Hunters Hill to Gladesville
- Hunters Hill to Drummoyne and Lane Cove



Hunters Hill strategic cycleway corridors

Source: Strategic Cycleway Corridors, Eastern Harbour City Overview, 2022

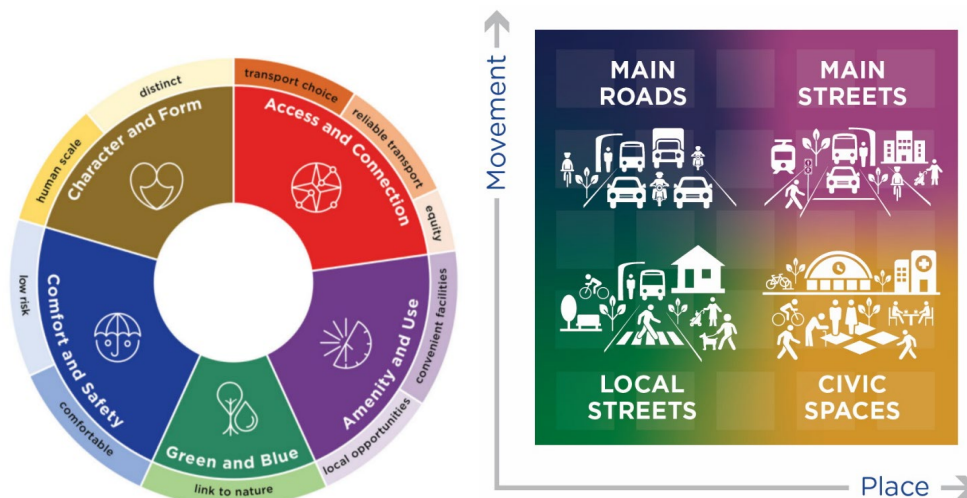


Movement and Place Framework (NSW Government)

Movement and Place moves away from traditional thinking of roads as a means to get vehicles from A to B. the framework recognises that streets not only provide movement for people and goods, but are also places for people to live, work and spend time. This type of planning can better deliver social, environmental and economic improvements for the entire community.

The NSW Movement and Place Framework has established a set of 36 built environment performance indicators (BEI) for evaluating Movement and Place projects. The Indicators consist of a set of 36 indicators under five themes relating to user outcomes. These themes are shown below.

Classifying street environments within the Movement and Place framework involves characterising road segments to better understand gap between the current and future desired state and design of a street. Each street environment has a specific combination of movement and place function and fits within the four street environments as shown below.



Source: NSW Government, *Movement and Place*

Objectives of movement and place are to achieve roads and streets that:

- Contribute to the network of public space within a location, where people can live healthy, productive lives, meet each other, interact, and go about their daily activities
- Are enhanced by transport and have the appropriate space allocation to move people and goods safely and efficiently, and connect places together.

Movement and Place applies to the following planning projects:

	Strategic design	Planning	Design and delivery	Operations and maintenance
City / Region / Network	Region plan	Planning policies	Codes	Operations plans
Town / District	District plan	Integrated land use and transport plan	Guidelines	Rolling investment programs
Precinct / Subdistrict	Local strategic planning statement / Strategic framework	Precinct structure plan	Precinct master plan	Precinct management plan
Neighbourhood / Corridor	Place strategy	Place plan	Place revitalisation	Place management plan



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Summary of Strategic Context Documents

REF: \IAU2012-NTAP01_CIF502\SHARED_PROJECTS\300305239\TECHNICAL\WORKING\REPORT\DRIFT V3\241010_STANTEC_HUNTERS_HILL_INTEGRATED_TRANSPORT_STRATEGY_2024.DOCX

Block / Street	Street improvement project	Street concept design	Street upgrades, testing and pilot projects	Street operations improvements
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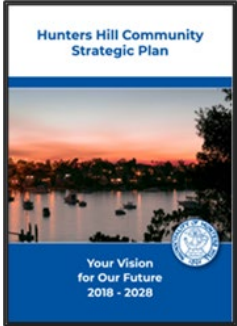
Summary of Strategic Context Documents

REF: \\AU2012-NTAP01_CIFS02\SHARED PROJECTS\300305239\TECHNICAL\WORKING\REPORT\DRAFT V3\241010 STANTEC HUNTERS HILL INTEGRATED TRANSPORT STRATEGY 2024.DOCX

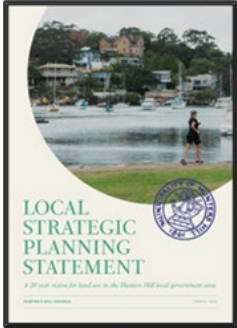
A.2 Local Government Policy and Strategic Guidance

The following section covers relevant policies and strategies issued by Hunters Hill Council. These strategies have been outlined to recognise planned infrastructure that connects with the Hunters Hill LGA.

Table 10-3: Local government policy and strategic guidance

Document	Description
Hunters Hill Community Strategic Plan (CSP) 	<p>Council's CSP informs long term planning for the future of Hunters Hill LGA and the strategies that will be used to get there.</p> <p>It is the cornerstone document for the Integrated Planning and Reporting framework. It informs and guides Council's organisational plans and decisions and shapes their priorities, projects, and services. The plan is the product of extensive community consultation and stakeholder engagement and provided the community the opportunity to have their aspirations and priorities incorporated into Hunters Hill Council's strategic planning and service delivery.</p> <p>The 6 themes and goals around which the Plan is structured are connected & accessible infrastructure, environment, sustainability & open space, community & belonging, character, heritage & places and governance, participation & partnerships.</p> <ul style="list-style-type: none"> Under the theme "connected and accessible infrastructure", Council committed to "maintain local infrastructure so people can walk, drive, cycle and catch public transport safely and easily". The following objectives are linked to this theme: <ul style="list-style-type: none"> Clean and accessible infrastructure is managed and maintained effectively. People are connected to their destination through improved public transport systems, linkages and networks. Levels of service and community need are reflected in the Asset Management Plan. Safe walking, cycling, and active travel is encouraged and supported with improved infrastructure. <p>The transport-related areas the community asked Council to prioritise were:</p> <ul style="list-style-type: none"> Footpaths Roads Traffic management Under the theme "community and belonging", Council committed to "connect people to information and accessible experiences to help them feel included and safe in the community" through objectives including ensuring that services and facilities meet the needs of all generations. Under the theme "character, heritage and places", Council committed to "Create a liveable place where everyone can enjoy our heritage, neighbourhoods, thriving village centres, parks, playgrounds and recreational areas."
Hunters Hill Local Strategic Planning Statement (LSPS)	<p>The LSPS outlines key visions and a series of planning priorities across four themes, which include: Infrastructure & Collaboration, Livability, Productivity, and Sustainability. These four themes and relevant planning priorities look to address the Hunters Hill community's economic, social and environmental land use needs over the next 20</p>



Document	Description
	<p>years. The Hunters Hill Local Strategic Planning Statement lists the eight local planning priorities for Hunters Hill.</p> <p>This ITS aligns with the following planning priorities:</p> <ul style="list-style-type: none"> • Provide services and facilities within Hunters Hill to meet community needs and aspirations of the community now and by 2040. • Provide infrastructure to support community needs and aspirations. • Encourage the development of local centres to support business and provide local centres for the community. <p>The following actions are relevant to this strategy:</p> <ul style="list-style-type: none"> • Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and non-peak times e.g. Valencia Street Wharf to North Ryde North-West Metro train station. • Work with City of Ryde Council, Transport for NSW and Department of Planning, Industry and Environment to deliver the City Servicing Transport Corridor along Victoria Road, Gladesville, while addressing transport and parking needs for Gladesville Town Centre in a timely way. • Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents, user groups and visitors e.g. Woolwich Docks and Parklands, e-car technology. • Investigate the provision of active transport options (bicycles/walking), to support improved connections to local centres and public transport nodes (ferries and buses) and throughout Hunters Hill for recreation, health and wellbeing. • Review off-street car parking requirements for new developments adjacent to public transport nodes to support employment and business growth opportunities, and a walkable city for health and wellbeing benefits. • Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD to foster business connection and centre promotion. •



Appendix B Demographics and Travel Characteristics



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Demographics and Travel Characteristics

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B.1 Demographics and Travel Characteristics

General Profile

General profile information for these statistical areas is summarised in Table 10-4. The Gladesville – Huntleys Point SA2 has a lower median weekly household income than Hunters Hill – Woolwich SA2, which is also lower than the Hunters Hill LGA median weekly household income.

Table 10-4: Demographic information

SA2	Population	Number of private dwellings	Median weekly household income (\$)	Number of families
Hunters Hill - Woolwich	9,844	3,652	3,368	2,469
Gladesville - Huntleys Point*	15,456	6899	2,315	4219
Hunters Hill LGA	13,559	5,307	2,998	3,540

*This SA2 is shared with Ryde Council

Industry of Employment

The industries of employment for people living within the Hunters Hill - Woolwich SA2 and Gladesville - Huntleys Point SA2 were obtained from the ABS census 2021 data and are shown in Table 10-5. The most common job type within these two areas is professional, scientific and technical services with 1,777 jobs. This is followed by health care and social assistance, financial and insurance services and education and training. These four industries employ 50% of residents in Hunters Hill – Woolwich SA2 and 45% in Gladesville - Huntleys Point SA2.

Table 10-5: Industry of employment

Industry	Hunters Hill - Woolwich SA2	Gladesville - Huntleys Point SA2	Total Number
Professional, Scientific and Technical Services	15.9%	13.5%	1777
Health Care and Social Assistance	15.5%	13.0%	1719
Financial and Insurance Services	9.8%	8.8%	1133
Education and Training	8.5%	9.8%	1161
Construction	6.8%	7.8%	923
Retail Trade	6.4%	8.0%	922
Accommodation and Food Services	4.8%	4.7%	590
Manufacturing	4.4%	4.3%	537
Rental, Hiring and Real Estate Services	4.2%	2.7%	401
Inadequately described	3.8%	3.5%	446
Wholesale Trade	3.8%	3.6%	453
Public Administration and Safety	3.7%	5.3%	588
Other Services	2.5%	3.2%	370
Information Media and Telecommunications	2.5%	3.4%	382
Administrative and Support Services	2.3%	2.6%	311
Transport, Postal and Warehousing	2.2%	2.9%	333
Arts and Recreation Services	1.8%	2.0%	240



Electricity, Gas, Water and Waste Services	0.5%	0.6%	75
Mining	0.4%	0.1%	28
Agriculture, Forestry and Fishing	0.3%	0.2%	33
Total Number*	4,288	8,134	12,422

* 'Not stated' and 'Not applicable' are not included

Source: ABS Census 2021

Existing and Future Population

The population of the LGA in 2021 was 13,559 of which 48.7% were male and 51.3% were female. This is similar to the NSW profile with 49.4% male and 50.6% female. The LGA had a median age of 46 years. With a land area of 6 square km, the LGA has a population density of 2260 persons per square. The 50 to 54 years age group is the largest age group in the LGA as shown in Figure 10-2. This is proportionally bigger than the Greater Sydney average. Age groups over 45 years are proportionally bigger than the Greater Sydney average. Similarly, the 10 to 14 and 15 to 19 age groups are proportionally bigger than the Greater Sydney average. The 65 and above age group contributed 23.9% of the total population of the LGA, with the 19 and below age group at 24.3% of the total population of the LGA. This demographic trend impacts various aspects of community planning and services, including healthcare, housing, and public transportation.

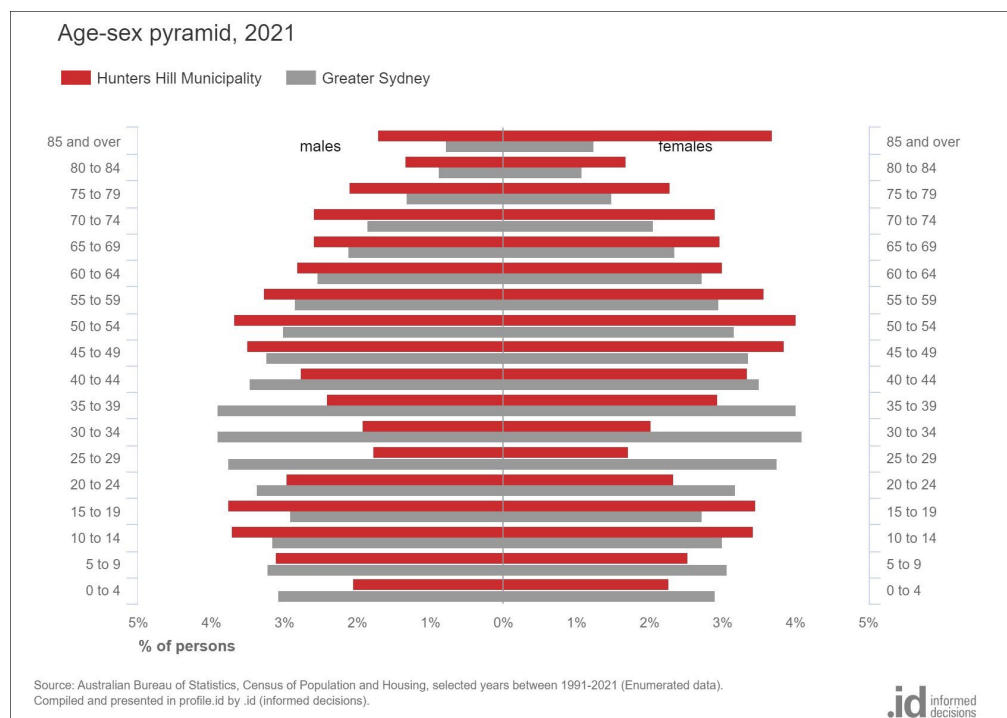


Figure 10-2: 2021 Population pyramid



Population, Workforce and Employment Forecasts

The Advanced Analytics and Insights within TfNSW produced the 2022 Travel Zone (TZ) projections for population, students, workforce and employment for New South Wales. The latest travel zone projections, TZP22, is an update on the previously published TZP19. The projections in TZP22 extend from 2016 to 2066. Travel zones are designed to have a standardised level of trip generation across each zone and tend to be smaller in areas of high-density populations and larger in areas of lower density.

Hunters Hill LGA spans across 8 Travel zones (TZs) as shown in Figure 10-3.

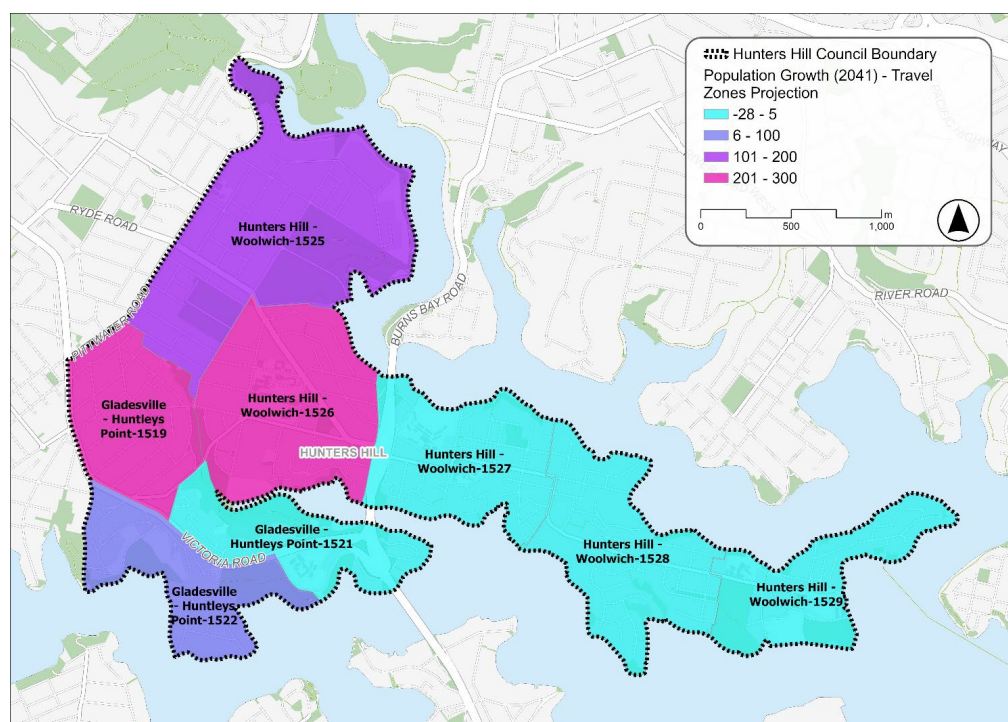


Figure 10-3: Estimated residential population 2041

Projections for forecast years of 2024, 2026, 2031, 2036 and 2041 for the estimated residential population are outlined in Table 10-6. These projections provide a representation of the estimated population growth in each TZ. Simultaneously, Figure 10-3 shows the difference in population of each TZ from base year (i.e., 2024) to 2041. TZ 1526 and TZ 1519 are projected to have the highest population growth by 2041.

Table 10-6: Travel zone projections- estimated residential population

Travel Zone Code	2024	2026	2031	2036	2041
1519	2,371	2,421	2,532	2,560	2,592
1521	929	928	926	923	920
1522	602	605	613	620	627
1525	3,356	3,379	3,420	3,468	3,538
1526	3,313	3,337	3,405	3,481	3,569
1527	1,609	1,612	1,608	1,605	1,602



1528	1,854	1,856	1,843	1,833	1,821
1529	856	857	856	857	857
TOTAL	16,914	17,021	17,234	17,383	17,567

Projections for forecast years of 2024, 2026, 2031, 2036 and 2041 for the estimated workforce (number of employed persons) are outlined in Table 10-7. TZ 1522 is projected to have the highest workforce growth by 2041.

Table 10-7: Travel zone projections- workforce

Travel Zone Code	2024	2026	2031	2036	2041
1519	366	490	827	1,249	1,829
1521	622	773	1,104	1,429	1,726
1522	2,386	2,645	3,171	3,633	4,042
1525	1,692	1,695	1,698	1,686	1,668
1526	1,668	1,676	1,684	1,675	1,662
1527	1,237	1,242	1,247	1,239	1,228
1528	2,523	2,500	2,420	2,330	2,240
1529	1,375	1,369	1,340	1,302	1,263
TOTAL	11,869	12,390	13,491	14,543	15,658

Projections for forecast years of 2024, 2026, 2031, 2036 and 2041 for the estimated employment (number of jobs) are outlined in Table 10-8. These projections provide a representation of the estimated population growth in each TZ. Simultaneously, Figure 10-4 shows the difference in population of each TZ from base year (i.e., 2024) to 2041. TZ 1526 is projected to have the highest number of jobs by 2041 with approximately 1,335 jobs.

Table 10-8: Travel zone projections- employment

Travel Zone Code	2024	2026	2031	2036	2041
1519	951	956	964	980	1,011
1521	208	206	207	207	212
1522	732	718	726	735	753
1525	939	944	963	977	1,020
1526	1,262	1,260	1,274	1,290	1,335
1527	812	807	818	829	857
1528	230	234	236	243	253
1529	466	463	466	473	489
TOTAL	7,624	7,614	7,685	7,770	7,971



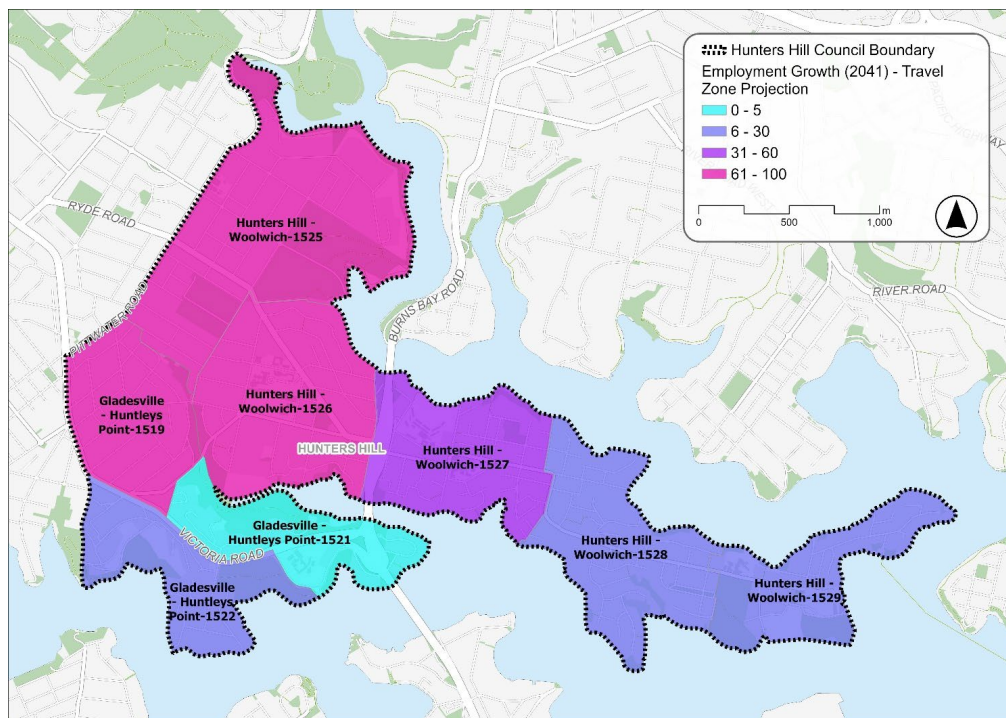


Figure 10-4: Estimated employment projections 2041

Travel Behaviour

Method of Travel to Work

Method of travel to work data is derived from the ABS Census and provides insight to the origins and destinations for worker trips, including the method of travel to work. The method of travel to work records the method used to travel to work on the day of the Census.

Figure 10-5 and Figure 10-6 show the mode share for journey to work trips based on census data in 2016 and 2021. Both, survey data sets from pre (2016) and post COVID (2021) have been assessed to better understand the travel behaviour of residents. In 2016, approximately 65 per cent of commute trips were made by private vehicle versus 22 per cent on public transport (comprising mainly bus at 14 per cent) and 4 per cent by active transport. Approximately eight per cent of residents did not commute to work as they worked from home in 2016.



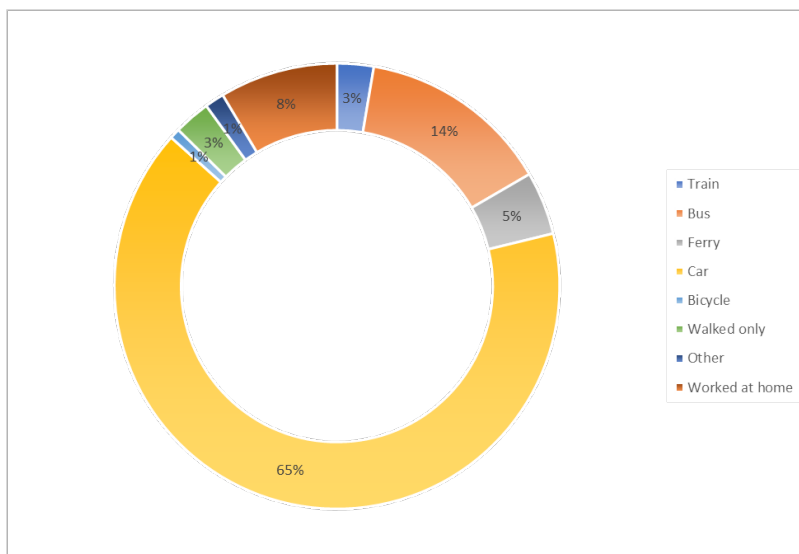


Figure 10-5: Mode share journey to work 2016

Figure 10-6 reflects the change in travel behaviour due to COVID 19 pandemic. Approximately 56 per cent of the respondents worked from home and 37% of commute trips were made by private vehicle. Approximately 3 per cent of trips were on public transport (comprising mainly bus at 2 per cent) and 3 per cent by active transport.

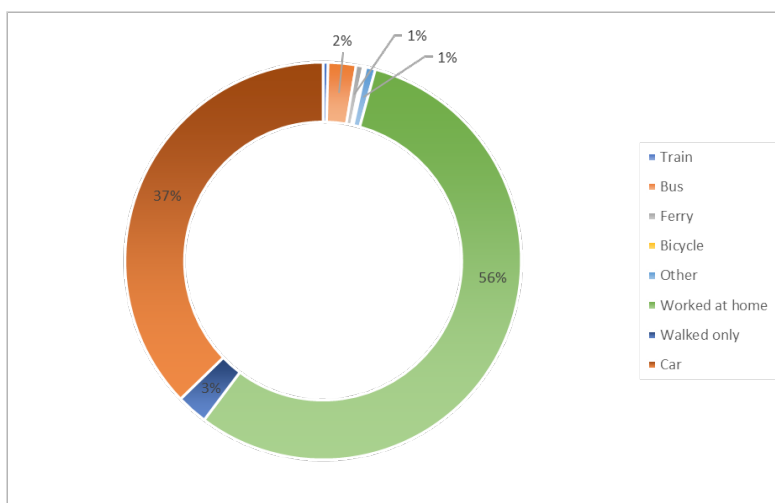


Figure 10-6: Mode share journey to work 2021

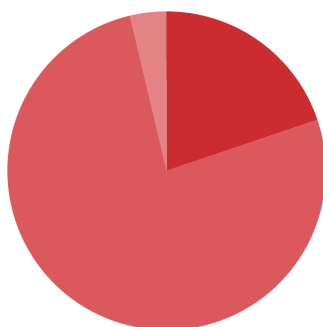


Resident's Work Location

Method of travel to work data is derived from the ABS Census and provides insight on how many residents work locally, and how many travel out of the local area for work. Based on ABS data for 2021, of the 6,181 working residents, 1,227 (20%) live and work in the area and 4,726 (77%) live in the area but work outside Hunters Hill as shown in Figure 10-7.

Hunters Hill Municipality

■ Live and work in the area: 19.9% ■ Live in the area, but work outside: 76.5% ■ No fixed place of work: 3.7%



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

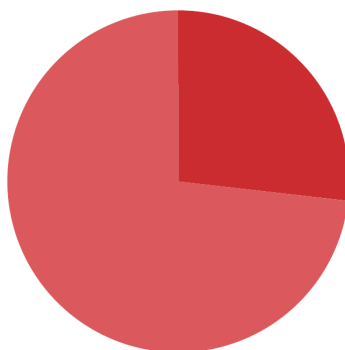
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Figure 10-7: Employment location of Hunters Hill residents

Local Workers' Residential Location

Method of travel to work data is derived from the ABS Census and provides insight on how many local workers live locally, and how many commute from other areas. Based on ABS data for 2021, of the 4,574 local workers, 1,227 (27%) live and work in the area and 3,347 (73%) live outside the area but work in Hunters Hill as shown in Figure 10-8.

■ Live and work in the area: 26.8% ■ Work in the area, but live outside: 73.2%



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

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Figure 10-8: Residence location of of Hunters Hill workers



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Demographics and Travel Characteristics

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Vehicle Ownership

Analysis of car ownership in 2021, indicates 57% of households in Hunters Hill Municipality had access to two or more motor vehicles, compared to 46% in Greater Sydney (Figure 10-9).

Analysis of the car ownership of the households in Hunters Hill Municipality in 2021 compared to Greater Sydney shows that 88.8% of the households owned at least one car, while 7.8% did not, compared with 84.2% and 10.8% respectively in Greater Sydney.

Of those that owned at least one vehicle, there was a smaller proportion who owned just one car; a larger proportion who owned two cars; and a larger proportion who owned three cars or more. Overall, 32.2% of the households owned one car; 38.4% owned two cars; and 18.3% owned three cars or more, compared with 38.1%; 31.0% and 15.1% respectively for Greater Sydney.

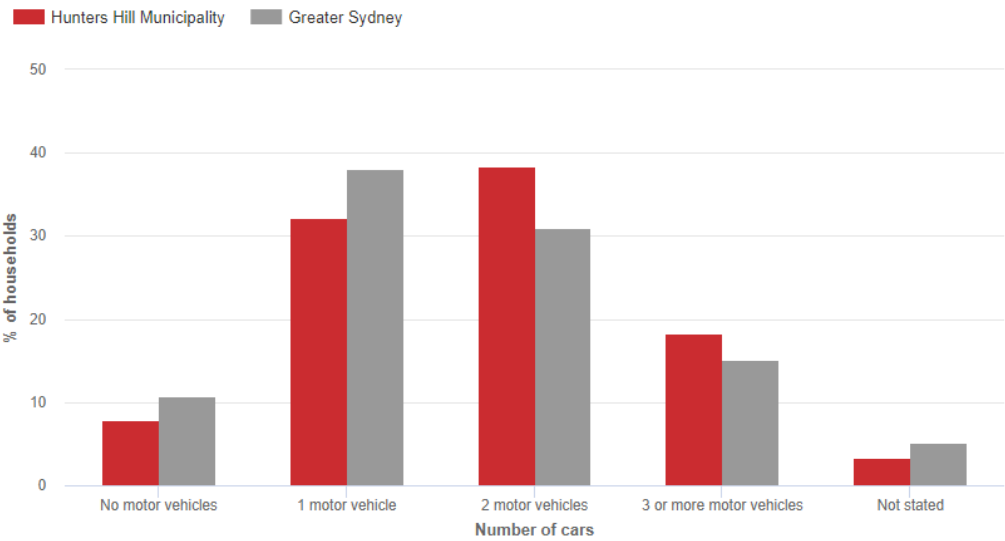


Figure 10-9: Vehicle ownership of Hunters Hill residents

Source: <https://profile.id.com.au/randwick/car-ownership>

Daily Trip Mode Choice

The Household Travel Survey (HTS) is conducted continuously by Transport for NSW and provides information on personal travel behaviour for a typical weekday, for dwellings across the Greater Metropolitan Area (GMA). The survey is conducted on a sample of residents in occupied private dwellings within the Sydney GMA, and includes questions on their travel purposes, mode type and trip distances. Data is collected on all trips made over a 24-hour period by all members of the participating households. The data for Hunters Hill Council was analysed from the HTS for 2018/ 19 and 2019/20. Data for 2021/22 or 2022/23 was not available for Hunters Hill Council.

Data extracted from the HTS indicates that the predominant mode choice for Hunters Hill LGA is vehicle driver followed by vehicle passenger (refer to Figure 10-10). These two modes contributed on average 75% of total mode share every year in the four years analysed. Active and public transport mode share in the LGA remains low with walk only trips contributing less than 15% daily trip mode share each year.



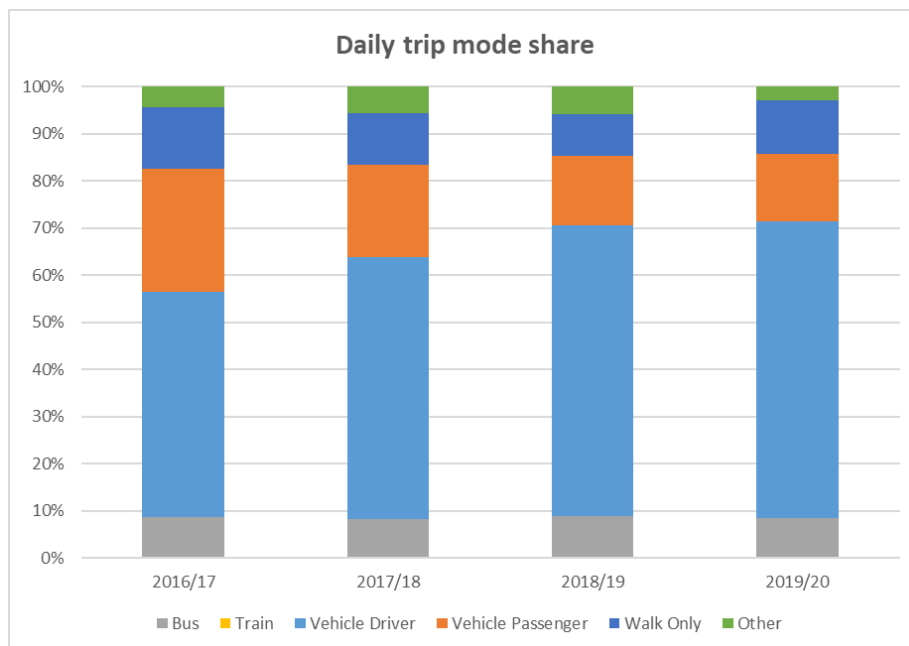


Figure 10-10: Daily trip mode share

Source: TfNSW Household Travel Survey

Trip Purpose, Mode and Distance Travelled

The proportion of trips per trip purpose for Hunters Hill LGA is shown and is shown in Figure 10-11. Social/recreation trips made up the highest proportion of trips in both 2018/19 and 2019/20 (25.8% and 28.1% respectively). Commute trips had the highest average distance per trip in both 2018/19 and 2019/20 (17.7 kilometres and 15.7 kilometres respectively).

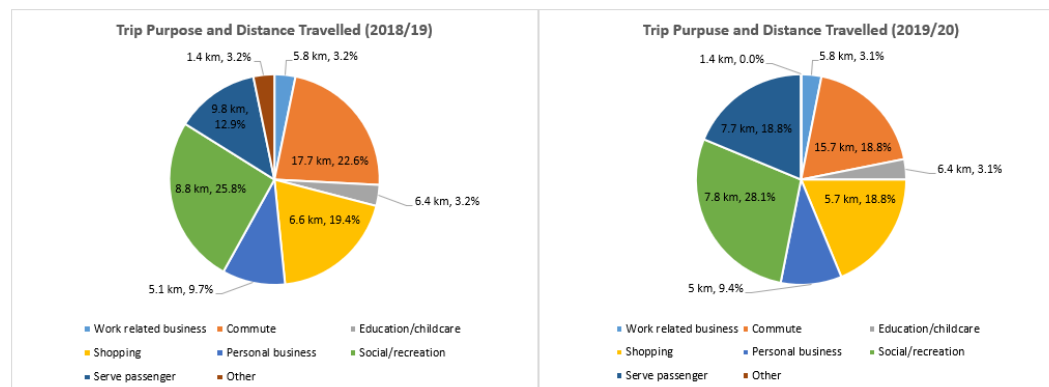


Figure 10-11: Trip purpose and distance travelled

Source: TfNSW Household Travel Survey



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Travel Mode and Distance Travelled

Average trip distance per mode share for 2018/19 and 2019/20 is shown in Figure 10-12. 'Walk Only' trips are those where the whole trip is made by walking and no change of mode is involved. 'Walk-linked' trips are walking trips where the purpose is access to, or egress from, another mode e.g. walk to the bus stop to catch the bus or walk from the bus stop after getting off the bus at the other end. The data shows that the average distance travelled by the vehicle driver and vehicle passenger mode was the highest (10.1 km and 8.6 km respectively in 2018/19 and 8.6 km and 9.8 km respectively 2019/20). The average distance travelled by bus was 6.5 km in 2018/19 and 2019/20.

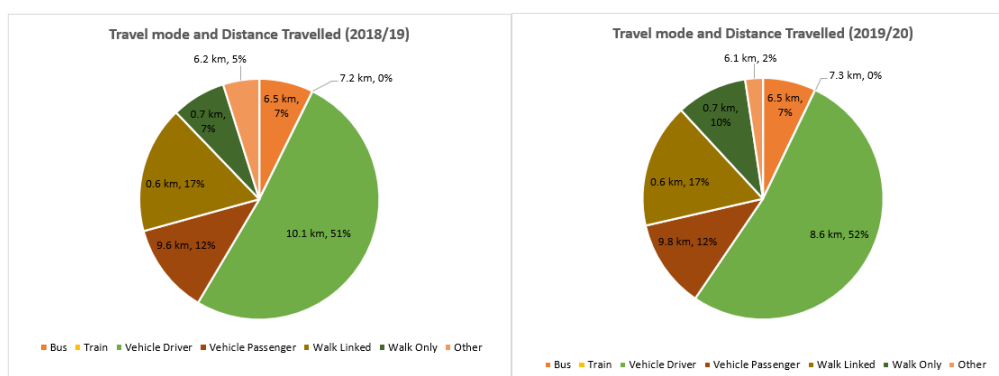


Figure 10-12: Mode of travel and distance travelled

Source: TfNSW Household Travel Survey



Appendix C Existing Transport Conditions



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Existing Transport Conditions

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C.1 Existing Road Network

Road Network Classification

Table 10-9: Road hierarchy classification guidelines

Road classification	Road types	Function
State Roads	Freeways/ motorways and primary arterials	Form connections between urban centres such as Sydney, Newcastle, Wollongong and the Central Coast, and run through major regional towns. Roads that have a high volume of freight movements are generally assigned a State Road classification
Regional Roads	Roads that have a high volume of freight movements are generally assigned a state road classification	Provide the main connections between smaller regional towns and districts with the main State Road Network. Regional roads perform an intermediate function and due to their network significance, Transport for NSW provides financial assistance to councils for their management.
Local Roads	Secondary or sub-arterials	Roads providing local access to residential properties, as well as connections to arterial roads.

The road network hierarchy and classification of the key road network in Hunters Hill is outlined in Table 10-10 and shown in Figure 10-13.

Table 10-10: Key road network

Key road	Road classification	Movement and connectivity	Speed limit
Burns Bay Road	State	Burns Bay Road provides north-south access between Hunters Hill and Lane Cove. It connects Lane Cove Tunnel to the north and to the A40 Victoria Road to the south. Within the study area, Burns Bay Road is a two-way road with 2 lanes per direction.	70km/hr
A40 Victoria Road	State	Victoria Road provides access between Hunters Hill, Ryde (to the northwest) and Drummoye (to the south east). Within the study area, Victoria Road is a two-way road with 2 lanes per direction, a bus lane in each direction and localised widening at intersections for turning lanes.	70km/hr
Ryde Road	Regional	Ryde Road provides access between Hunters Hill and Ryde. Within the study area, Ryde Road is a two-way road with 1 lane per direction, and on-street parking permitted in the kerbside lane.	60km/hr
Pittwater Road	Regional	Pittwater Road provides the western border of Hunters Hill LGA and connects Hunters Hill to neighbouring Gladesville and East Ryde. It is a two-way road with 1 lane per direction, and on-street parking permitted in the kerbside lane.	60km/hr



Key road	Road classification	Movement and connectivity	Speed limit
Gladesville Road	Local	Gladesville Road provides an east-west route through the LGA connecting Hunters Hill to Ryde Road to the east. Gladesville Road is a two-way road with 1 lane per direction, and on-street parking permitted in the kerbside lane.	50km/hr
Manning Road	Local	Manning Road provides north-south access through the LGA, connecting residents to Gladesville Road and Victoria Road. It is a two-way road with 1 lane per direction, and on-street parking permitted in the kerbside lane.	50km/hr
Church Street - Alexander Street	Local	Church Street and Alexander Street provide a connection from the peninsula east of Burns Bay Road to the wider road network. They are two-way roads with 1 lane per direction, and on-street parking permitted in the kerbside lane.	50km/hr

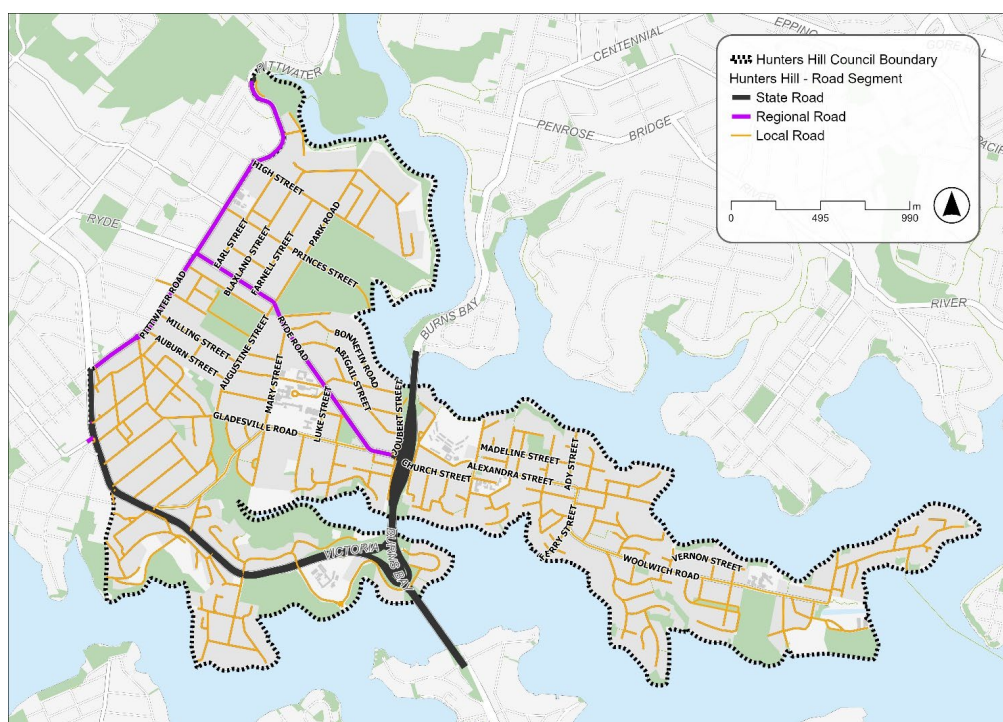


Figure 10-13: Existing road network classification



300305239 | Hunters Hill Integrated Transport Strategy

Existing Transport Conditions

REF: \\AU2012-NTAP01_CIFS02\SHARED_PROJECTS\300305239\TECHNICAL\WORKING\REPORT\DRIFT V3\241010_STANTEC_HUNTERS_HILL_INTEGRATED_TRANSPORT_STRATEGY_2024.DOCX

The speed limits within Hunters Hill are shown in Figure 10-14.

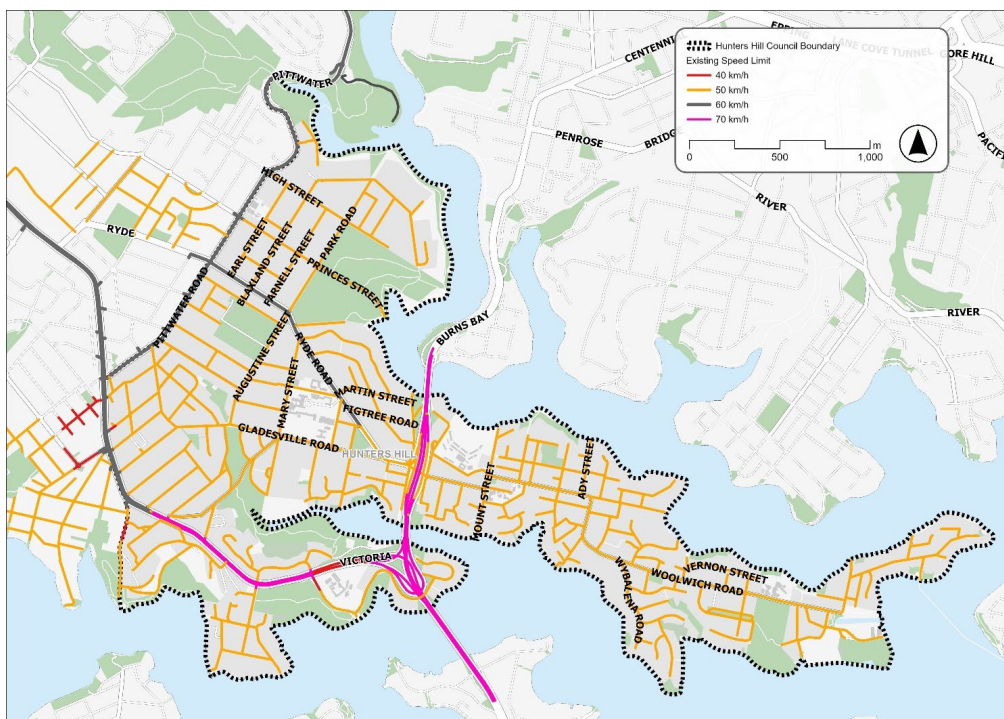


Figure 10-14: Speed limits on existing road network

Traffic Volumes

Traffic volume and speed information was obtained from Council for some sections of key roads including Burns Bay Road, Ryde Road and Victoria Road. The data includes traffic volumes for peak hours for Burns Bay Road and Ryde Road, and average speeds for Victoria Road for 2016. More recent data was not available.

Burns Bay Road: Epping Road to Victoria Road

On weekdays, the highest volume observed was 2420 vehicles per hour northbound (8:00-9:00 AM) and 2520 vehicles per hour southbound (17:00-18:00). On weekends, the highest volume observed was 1400 vehicles per hour northbound (12:00-13:00) and 1650 vehicles per hour southbound (12:00-13:00). Vehicle speeds were above 30km/h on average.

Ryde Road: Pittwater Road to Park Road

On weekdays, the volume observed was more than 1500 vehicles per hour in both directions in the morning peak and close to 1700 vehicles per hour in both directions in the afternoon peak. Traffic volumes were lower on Saturday at 1400 vehicles per hour in both directions during the peak.

It was also noted that the travel times resulted in below sign posted speed limit of 60km/h in both directions. Average speeds of 44km/h and 47km/h were recorded for traffic towards Hunters Hill and Ryde respectively. The recorded travel speeds could indicate some level of congestion on this section of road.



Pittwater Road: Ryde Road to High Street

On weekdays, the volume observed was slightly more than 1000 vehicles per hour in both directions in the morning peak and afternoon peak. Similar traffic volumes were recorded Saturday.

Park Road: Ryde Road to High Street

On weekdays, the volume observed was slightly more than 300 vehicles per hour in both directions in the morning peak and afternoon peak. Traffic volumes were lower on weekends at 250 vehicles per hour in both directions during the peak.

Victoria Road: Cowell Street and Hillcrest Avenue

It was noted that the travel times resulted in below sign posted speed limit of 70km/h in both directions. Average speeds of 49km/h and 45km/h were recorded for traffic towards Sydney and Ryde respectively. The recorded travel speeds could indicate some level of congestion on this section of road.

Crash Volumes

Historical crash statistics was obtained from TfNSW for the study area for the five-year period, 2017 to 2021 inclusive. There were approximately 50 crashes reported in Hunters Hill LGA. Of these, 14 crashes involved serious injuries, 19 involved moderate injuries and 16 involved minor injuries. A non-casualty crash is when at least one vehicle is towed away but there is no death and no person injured. A crash involving a person injured is recorded as an injury crash. Figure 10-15 shows the crash location and degree of crashes for the Hunters Hill LGA. Concentrations of crashes mainly occurred along Victoria Road, Ryde Road and Burns Bay Road.

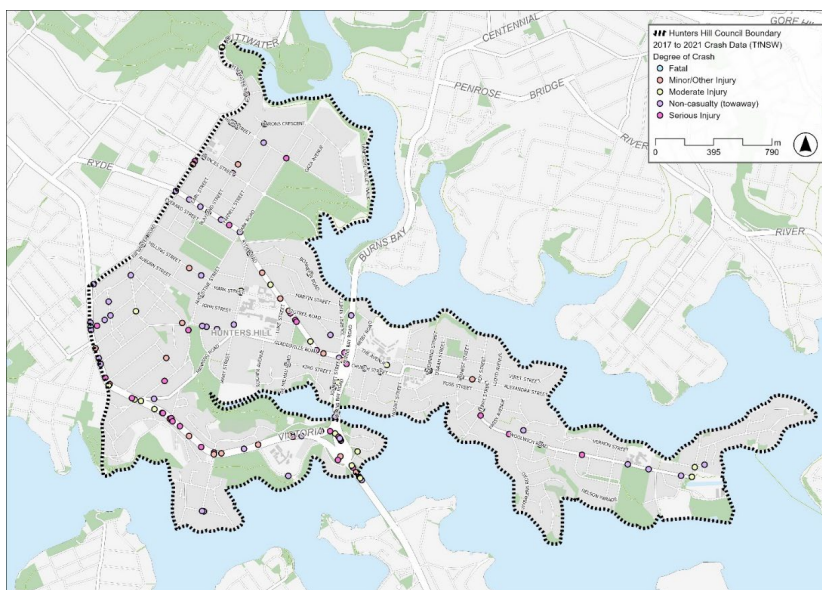


Figure 10-15: Road crashes in Hunters Hill LGA

Source: TfNSW Crash Data Portal



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Existing Transport Conditions

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Figure 10-16 shows crashes that involved either pedestrians or cyclists during the same period (2017-2021). One fatal crash was recorded along Victoria Road. 3 serious injuries were recorded on Ryde Road and 5 on Victoria Road.

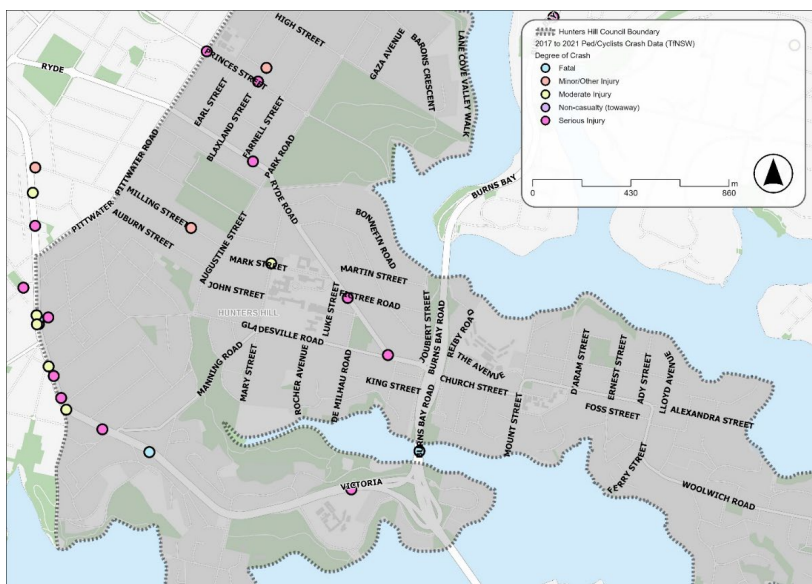


Figure 10-16: Pedestrian and cyclist related crashes in Hunters Hill LGA

Source: TfNSW Crash Data Portal



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Existing Transport Conditions

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C.2 Existing Public Transport Network

Existing Bus Network

Travel information for bus services serving Hunters Hill is available on the Transport for NSW trip planning website (transportnsw.info). The information provided includes the bus routes, stops, timetables, travel alerts and real-time departures from a stop.

The bus routes that service Hunters Hill LGA are shown on Figure 10-17 and outlined in Table 10-11.

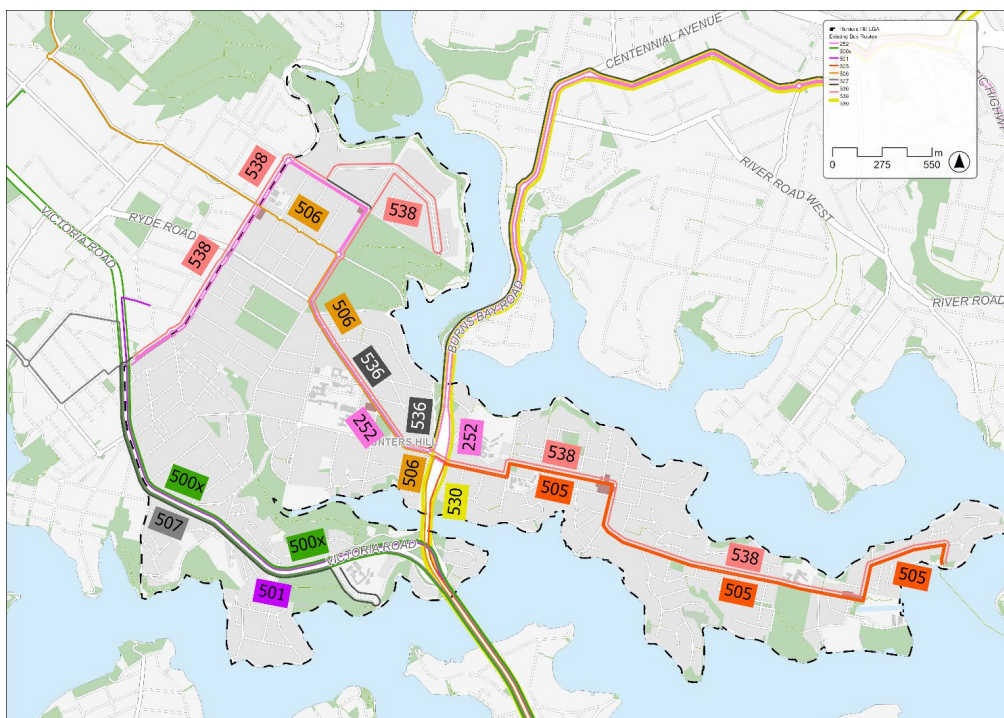


Figure 10-17: Bus routes serving Hunters Hill

Source: TfNSW, December 2023

Table 10-11: Bus routes serving Hunters Hill

Route	Route Description	Frequency (weekday)	Frequency (Saturday)	Frequency (Sunday & Public Holidays)
252	Gladesville to City King Street Wharf via North Sydney	Every 30mins from 5:40am to 11:42pm	Every 30mins from 7:14am to 11:24pm	Every 30mins from 7:14am to 11:24pm
500x	City Hyde Park to West Ryde via Victoria Rd (Express Service)	Every 15mins from 5:00am to 11:57pm	Every 20mins from 4:23am to 11:17pm	Every 20mins from 5:00am to 11:57pm



300305239 | Hunters Hill Integrated Transport Strategy

Existing Transport Conditions

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501	Parramatta to Central Pitt St via Victoria Rd and Pyrmont	Every 20mins from 5:40am to 11:43pm	Every 20mins from 7:14am to 11:16pm	Every 20mins from 7:14am to 11:00pm
505	City Town Hall to Woolwich	No AM Service & Every 30mins from 3:34pm to 7:44pm	No Service	No Service
505	Woolwich to City Town Hall	Every 30mins from 6:50am to 8:55am & No PM Service	No Service	No Service
506	Macquarie University to City Domain via East Ryde	Every 30mins from 6:25am to 10:37pm	Every 30mins from 7:14am to 11:30pm & 12:06am, 12:36am and 1:46am	Every 30mins from 8:00am to 10:00pm
507	Macquarie University to City Circular Quay via Putney	Every 30mins from 5:50am to 9:00pm	Every 60mins from 6:20am to 11:30pm	Every 30mins from 7:14am to 11:00pm
536	Gladesville to Chatswood via Hunters Hill	Every 30mins from 6:15am to 7:42pm	No Service	No Service
538	Gladesville to Woolwich	Every 30mins from 6:29am to 2:50pm	Every 60mins from 7:52am to 7:00pm	Every 60mins from 8:51am to 7:14pm
538	Woolwich to Gladesville	Every 30mins from 8:26am to 8:30pm	Every 60mins from 8:26am to 7:36pm	Every 60mins from 9:20am to 7:38pm
530	Chatswood to Burwood	Every 20mins from 6:12am to 11:27pm	Every 30mins from 7:29am to 11:28pm	Every 30mins from 8:24am to 9:32pm

Source: TfNSW, July 2024

Existing Ferry Network

Travel information for ferries serving Hunters Hill is available on the Transport for NSW trip planning website (transportnsw.info). The information provided includes the ferry routes, stops, timetables, travel alerts and real-time departures from a wharf.

The location of the ferries is shown in Figure 5-1 and the frequency of the ferries is summarised in Table 10-12.

Table 10-12: Ferry frequency

Service	Route Description	Stop	Frequency (weekday)	Frequency (Weekend)
F3 – Sydney Ferry	Parramatta to Circular Quay	Huntleys Point Wharf, Huntleys Point	Services at 6:47am, 7:47am & every 30mins from 8:18am to 5:30pm	Every 30mins from 7:07am to 8:30pm and every 60mins from 9:30pm to 11:30pm
F8 – Sydney Ferry	Cockatoo Island to Circular Quay	Woolwich Wharf	Every 30mins from 6:15am to 6:45pm & every 60mins from 7:45pm to 11:45pm	Every 60mins from 6:45am to 11:45pm
CCLC – Private Ferry	Lane Cove to City	Hunters Hill Wharf	Unevenly spaced timings - 7:30am,	No Service



			8:00am, 8:30am, 3:25pm, 4:30pm, 7:00pm, 6:00pm and 7:00pm	
--	--	--	--	--

Source: TfNSW, July 2024

Based on the Ferry Patronage Data received from Hunters Hill Council for the month of July 2016, more than 29,000 people used the F3 Parramatta River service from Parramatta to Circular Quay. From all the NSW ferry services, F3 was the second busiest which indicates the strategic importance of this route. The F8 Sydney Ferry was not operational in 2016 therefore it is unclear as to what the patronage numbers from Woolwich Wharf would be. More recent data on ferry patronage was not available.



Appendix D Community Engagement

Engagement Approach

The community engagement activities included:

- Finalise, issue and promote the Social Pinpoint survey and monitor the response rate.
- Finalise, issue and promote the online transport survey and monitor the response rate.
- Organise a two-hour community drop-in session for local residents, visitors and on a weekday in Hunters Hill.

Social Pinpoint Survey

The Social Pinpoint survey was developed in collaboration with Council staff. The survey was open from 13 December 2023 to 31 January 2024.

The purpose of the online survey was to understand location-specific transport needs of residents, visitors and workers. Respondents were given the opportunity to share insights about the most important transport issues and to indicate on an interactive map, the locations of the issues.

Online Survey

The online survey was developed in collaboration with Council staff. The survey was incorporated within the Social Pinpoint survey with a prompt for respondents to undertake the survey after providing location-specific issues. The survey was open from 13 December 2023 to 31 January 2024.

The purpose of the online survey was to understand the local transport needs of residents, visitors and workers. The survey questions were targeted to understand the primary mode of transport used to work and for recreation trips and the barriers to respondents' use of different modes of transport.

Drop-in Session

The Stantec study team and a Council staff attended a drop-in session on 14 February 2024 to identify local issues, opportunities, constraints and problem areas through interaction with Hunters Hill LGA residents, visitors and workers. The sessions were held on a Wednesday mid-morning on the south corner of Church Street and Joubert Street because it is conveniently located within the study area. Community members got an opportunity to identify locations on the LGA map where they have experienced issues related to transport and traffic. They also had the opportunity to share high-level transport related issues which are not location specific.



300305239 | Hunters Hill Integrated Transport Strategy

Community Engagement

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Engagement Promotion

The surveys were promoted by Hunters Hill Council via various methods, including:

- Council's social media platforms
- A project page and news post on Council's website
- Council's e-Newsletter
- Signage with QR codes linking to the project page placed around the local area.

Social Pinpoint Survey Comments

Table 10-13 provides a summary of comments that were provided by respondents in the Social Pinpoint survey. The comments have been interpreted and categorised into active transport, public transport and traffic and parking comments. Only comments that were supported by 5 or more respondents are included in the "most important issue" column of the table. Other comments received on the 3 categories are included in the "other issues" column. Comments received on general issues are included in the detailed community engagement report.

Table 10-13: Summary of Social Pinpoint comments

Category	Most important Issue	Other Issues
Active Transport	<ul style="list-style-type: none"> • Need for a safe pedestrian crossing on Ryde Road in the vicinity of Boronia Park, to facilitate access to/from Boronia Park to residential areas south of the park. • Need for lighting in the Burns Bay Bridge pedestrian underpass. • Need for Wayfinding on Gladesville Bridge. • Need for a safe pedestrian crossing on Augustine Street in the vicinity of St. Joseph's College Park to facilitate safe access. • Need for cycle parking to be provided outside Coles Gladesville • Need for safe pedestrian crossing on Alexander Street in vicinity of Ferry Street. • Need for wayfinding to direct residents of the pedestrian/cyclist tunnel linking Karrabee Avenue with Gladesville Hospital. • Concern about poor pedestrian safety at the slip road from Ryde Road towards Figtree Bridge. • Concern about poor walking access from Hunters Hill towards Drummoyne and poor lighting in the underpass. 	<ul style="list-style-type: none"> • Pedestrian connectivity to shops (footpath width and general maintenance of trip hazards especially where there are trees). • Upgrade existing footpaths and complete missing path and links across the peninsula. • No bike paths between Hunters Hill and the Gladesville bridge. • Upgrade pedestrian lights and signage. • Provide clear bike path signage for bicycle commuters
Public Transport	<ul style="list-style-type: none"> • Need for a direct bus link to North Ryde metro station. • Need for a direct off-peak bus from Woolwich to Sydney CBD. • Need for a direct bus from Boronia Park to Sydney CBD. 	<ul style="list-style-type: none"> • Not enough direct connections to city. • Buses are not frequent. • Lack of bus services in the peninsula around Woolwich wharf. • Limited bus access to centres west of Hunters Hill LGA (e.g.: Ryde, Parramatta, etc.)



Category	Most important Issue	Other Issues
	<ul style="list-style-type: none"> Concern about the Rivercat service capacity being insufficient on weekends. Concern about the non-reliability of bus service 506 and time it takes to travel from Hunters Hill to Sydney CBD. Concern about the lack of synchronisation between bus service 538 and the ferry when it returns from Cockatoo Island. Concern about bus service 505 and 538 from the peninsula. There is no weekend service on the 505 and the 538 starts operation late on weekdays and weekends. 	<ul style="list-style-type: none"> Ferry and bus timetables do not match which causes delay in journey. Infrequent ferry services.
Traffic and Parking	<ul style="list-style-type: none"> Concern about the speed limit on Ryde Road being unsafe. Concern about the speed along Pittwater Rd between Gannet and Thompson Street being unsafe for pedestrians. 	<ul style="list-style-type: none"> Concern about poor safety for school children at the Mount St/The Avenue intersection. Speed limit of 60km/h in the LGA is dangerous. Parking should be on one side only on narrow roads. Insufficient traffic calming measures along Gladesville Road from Bateman's Rd to Hunters Hill shops. Concern about parking on streets in vicinity of the Woolwich Ferry Wharf.

Drop-in Session Comments

Table 10-14 provides a summary of feedback that was provided by the community during the drop-in session. The attendance at the pop-up sessions was considered very low, likely because the location was not convenient as it did not have many people walking past.

Table 10-14: Summary of feedback from drop-in session

Category	Feedback
Active Transport	<ul style="list-style-type: none"> Along with the bike parking it would be great to have a secured bike shed at the ferry wharves. It is unsafe to cross to/from shops at the corner of Alexander St and Ferry St. A safe crossing is needed. Wayfinding signage is required for cyclists to know the routes around because it is difficult to navigate through the LGA which has steep topography.
Public Transport	<ul style="list-style-type: none"> The bus from the peninsula goes to the city only during peak hours. During off-peak, residents have to interchange to get to the city making it difficult to take public transportation during off peak hours out of the peninsula.
Traffic and Parking	<ul style="list-style-type: none"> There is a need for traffic signals at Ryde Rd / Park Rd (Park Rd is the main through route for rat runners from Macquarie to Victoria Rd or Burns Bay Rd). This traffic can't turn into Ryde Rd from Park St.



	<ul style="list-style-type: none">• The right turn from Gladesville Road into Howard Place blocks the through traffic since it is too narrow. Council should investigate alternative traffic control measures at this location.
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Community Engagement Report

The following report provides the detailed analysis and statistics from the community engagement process.



Appendix D Community Engagement Summary



300305239 | Hunters Hill Integrated Transport Strategy

Existing Transport Conditions

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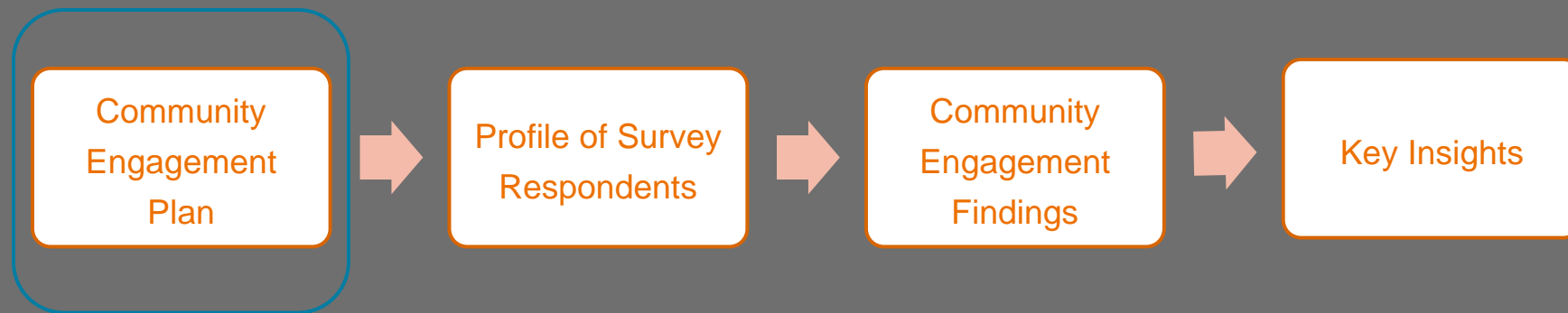




Contents

- **Section 1 Community engagement plan**
 - Social Pinpoint
 - Online survey
 - Drop-in session
- **Section 2 Profile of Survey Respondents**
 - Demographic profile
 - Travel behaviour
- **Section 3 Community engagement findings**
 - Drop-in session comments
 - Public Transport Issues/Ideas
 - Active Transport Issues/Ideas
 - Traffic & Parking Issues/Ideas
 - General Opportunities Issues/Ideas
- **Section 4 Key Insights** from the community consultation

Section 1 – Community Engagement Plan





Hunters Hill ITS – Community Engagement

- The Hunters Hill LGA online survey and Social Pinpoint survey were developed in collaboration with Council staff. The surveys were conducted to understand the local transport needs of residents and included questions relating to transport in the Hunters Hill LGA, including travel mode and barriers to using the mode of their choice. The surveys were open from 13 December 2023 to 31 January 2024. The survey form is included on the following pages.
- The surveys were promoted by Hunters Hill Council via various methods, including social media, a project page and news post on Council's website and the e-Newsletter. Signage with QR codes linking to the project page were also placed around the local area.

Participate: Integrated Transport Strategy

Published on 13 December 2023



Hunter's Hill Council is in the process of preparing an Integrated Transport Strategy and submissions are now open to provide your feedback.

Community feedback will be an integral part of the development of the Integrated Transport Strategy as it will ensure the strategy meets the needs and aspirations of the community.

The Strategy will deliver a set of objectives and actions needed to achieve the municipality's vision of a connected, integrated, and sustainable transport network that is safe, accessible, efficient, and reliable.

Submissions close on Wednesday 31 January 2024.

For more information and to provide feedback, visit the

Integrated Transport Strategy project page

Timeline

- Community engagement**
 A chance for you to have your say [via an online survey](#) and a drop-in community consultation.
- February – March 2024: Develop a Draft Integrated Transport Strategy**
 The draft Integrated Transport Strategy will be developed following feedback from the community.
- April – May 2024: Draft Strategy to go to Council for consideration**
 Council to endorse for the draft Strategy to go on public exhibition and seek stakeholder feedback for a period of not less than 28 days.
- June 2024: Comment on the draft Strategy**
 Feedback to be received and considered.
- July 2024: Report to Council with final document**
 Council to adopt draft Strategy with stakeholder feedback included.



Hunters Hill ITS – Social Pinpoint Survey



Hunter's Hill Council Integrated Transport Strategy

Hunter's Hill Council is in the process of preparing an Integrated Transport Strategy. The purpose of the Integrated Transport Strategy is to provide a framework for holistic approach to transport planning for the Hunter's Hill Local Government Area.

Please complete this survey so that our team can understand your transport needs and issues and plan for a safe, efficient and integrated transport system in Hunter's Hill. This survey will not take more than 5 minutes to complete. The survey has two components.

1. Most important transport issue - Interactive Map

Use the interactive map to share important insights about the **most important transport issue** to you within the Hunter's Hill Local Government Area.

To get started, please drag the icon (**Transport Issue**) to the location you wish to make a comment on the map. A dialogue box will open for you to provide your comment. Please keep your comment as specific as possible.

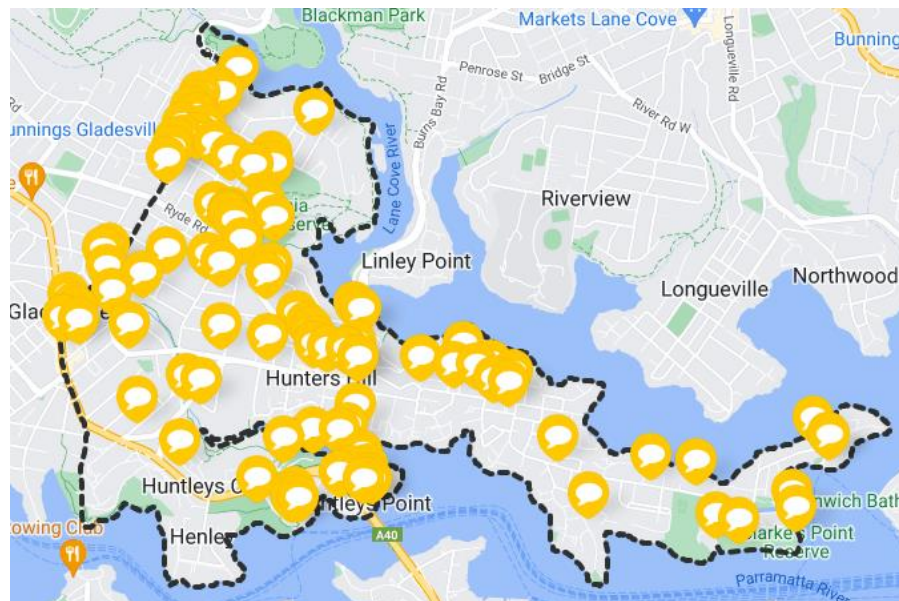
See the 'how to use the map' tab to the left at any time for more detailed instructions on how to navigate the map and add your comments.

2. Current local access experiences - Short Questionnaire

Please also take a moment to complete a **short questionnaire** that allows us to learn more about your current transport experiences.

Your participation in this survey will be deeply appreciated as it will provide valuable insights into the community's current usage and barriers to transport and potential changes that can be made to improve local access experience.

This map and survey will be open for comments until midnight on Wednesday, 31 January 2024.



Map showing pins dropped by community members



Hunters Hill ITS – Community Engagement Survey

HUNTERS HILL INTEGRATED TRANSPORT STRATEGY

What is your primary mode of transport to work, university or school? (i.e. the transport mode you use for the majority of your trip) *

- ☐ Car
- ☐ Taxi, Uber or shared ride
- ☐ Walk
- ☐ Cycle, scooter or e-scooter
- ☐ Bus
- ☐ Ferry
- ☐ Train
- ☐ I do not make this type of trip
- ☐ Other (including multi-modal i.e., a combination of any of the above) – please specify

What is your primary mode of transport for local trips in Hunter's Hill (shopping, recreation, social or business) (i.e. the transport mode you use for the majority of your trip)? *

- ☐ Car
- ☐ Taxi, Uber or shared ride
- ☐ Walk
- ☐ Cycle, scooter or e-scooter
- ☐ Bus
- ☐ Ferry
- ☐ Train
- ☐ I do not make this type of trip
- ☐ Other (including multi-modal i.e., a combination of any of the above) – please specify

What are currently your main barriers to using public transport? Choose up to three answers. *

- ☐ Travel time by public transport is too long
- ☐ Public transport is too expensive
- ☐ Public transport services are not frequent enough
- ☐ Public transport services do not stop near where I live/work
- ☐ Public transport services do not stop near where I need to go
- ☐ Public transport services are often crowded
- ☐ I do not feel safe travelling with public transport
- ☐ Other – please specify



Hunters Hill – Demographic Survey

HUNTERS HILL INTEGRATED TRANSPORT STRATEGY

7

What best describes your current primary residential status? *

- ☐ Own
- ☐ Rent
- ☐ Student accommodation
- ☐ Other – please specify

Please select your current employment status?

- ☐ Full time employed
- ☐ Part time employed
- ☐ School, TAFE or university
- ☐ Retired
- ☐ Not employed
- ☐ Other – please specify

Which category best describes your household type? *

- ☐ Couple with children
- ☐ Couple with no children
- ☐ Living on my own
- ☐ Single parent household
- ☐ Other family households
- ☐ Living in a share house
- ☐ Other – please specify



Hunters Hill ITS – Drop-in Session

- A drop-in session was organized in February 2024 and promoted on Council's website, e-Newsletter and social media platforms.

[Home](#) / [Draft Integrated Transport Strategy](#)

Draft Integrated Transport Strategy



Have your say:

Community consultation and feedback will be an integral part of the development of an Integrated Transport Strategy. An extensive stakeholder engagement process is currently being undertaken to inform the strategy.

The community was invited to take part in an online survey in December and January.

To ensure everyone in our community can have their say, Council is holding a drop-in session.

Date: Wednesday 14 February 2024

Time: 11am to 1pm

Location: Council's pop-up stall on the south corner of Church Street and Joubert Street, Hunters Hill

Feedback from the consultation will be considered in the development of the final strategy.

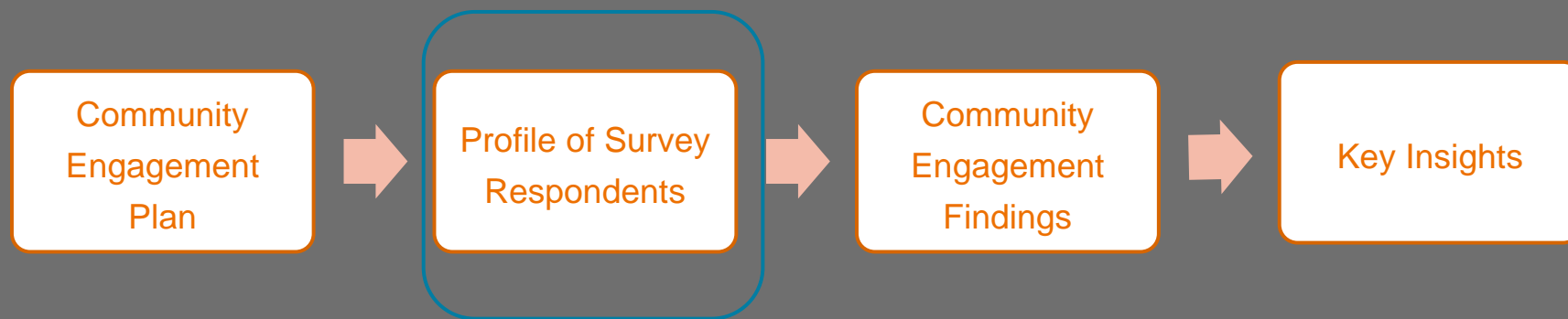


Drop-in sessions held in February 2024

- One drop-in session was held in Hunters Hill to discuss the issues and opportunities with the local community to improve their local transport and understand their issues.
- The drop-in session gave community members an opportunity to identify locations on the LGA map where they have experienced issues related to transport and traffic. They also had the opportunity to share high-level transport related issues which are not location specific.
- The drop-in street session was held on: Wednesday 16 February 2024 – 11:00am to 1:00pm at the south corner of Church Street and Joubert Street.



Section 2 – Profile of Survey Respondents

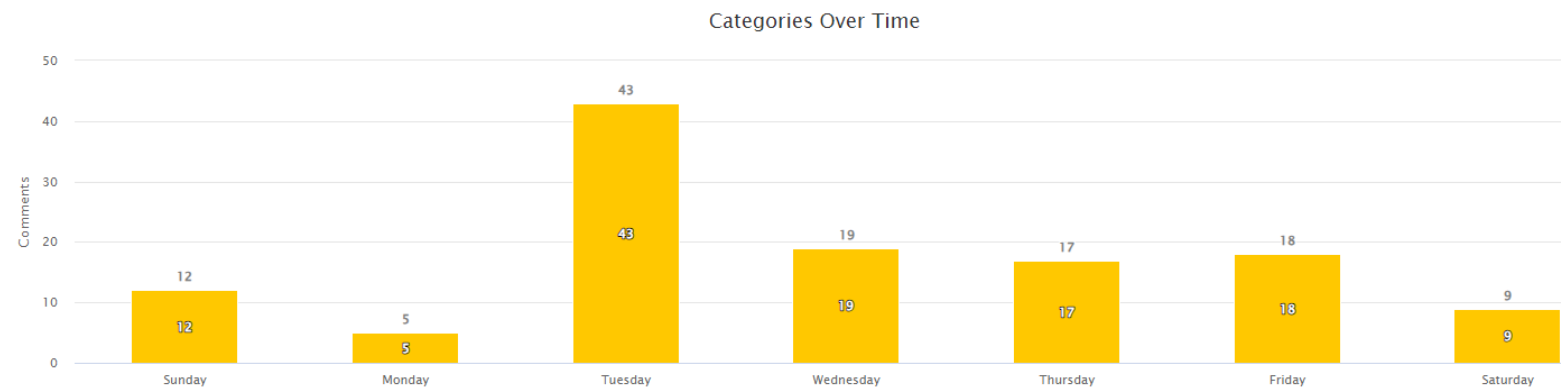




Response rate

A total of 96 comments and 74 survey responses were registered on the social pinpoint online portal. The average time to complete the online survey was 6 minutes 22 seconds. 1 email response was received.

The total number of responses by each day across the community engagement period are shown in this chart.

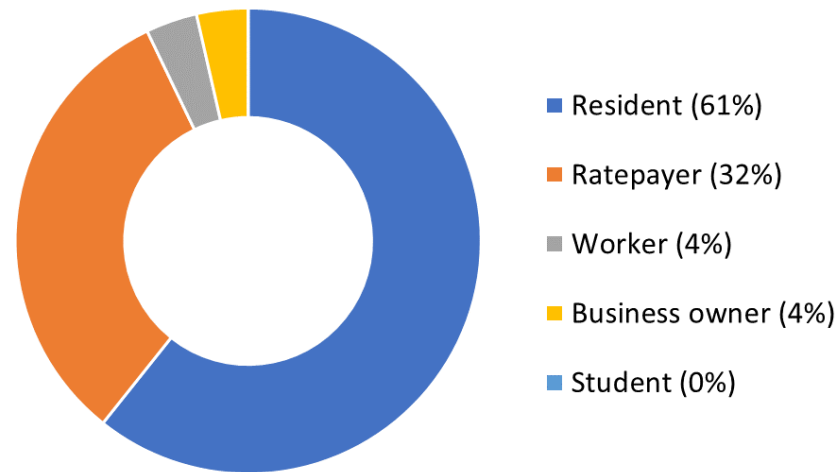


The maximum number of responses (43) was received on Tuesday with the lowest number of responses (5) received on Monday.



Profile of survey respondents

Q1: Please select your relationship with Hunters Hill LGA.

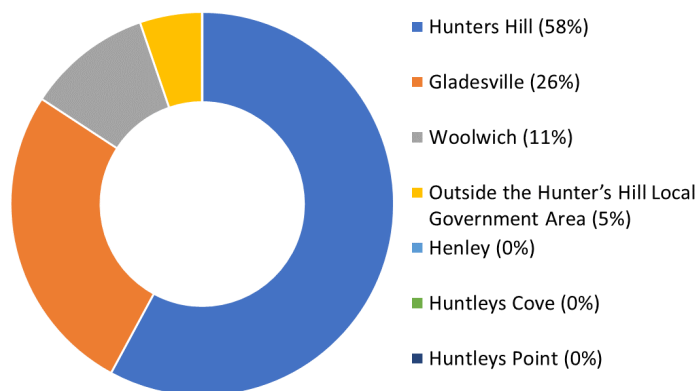


Majority of the respondents (93%) were residents and ratepayers. It is concluded that the survey captures the issues of the target respondents.



Profile of survey respondents

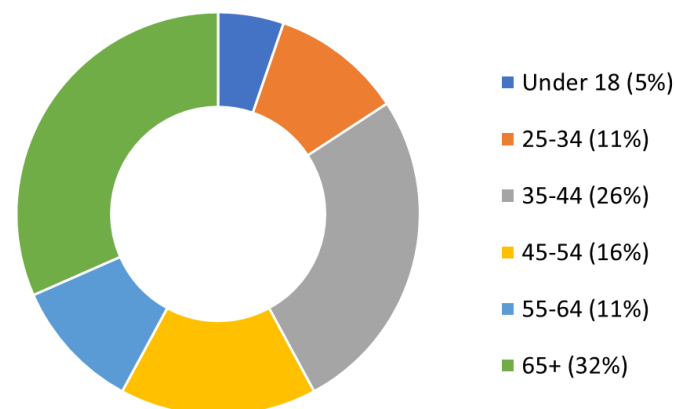
Q10: What suburb do you live in?



Respondents' residential suburb aligns with 2021 census statistics for Hunter's Hill LGA.

90% of Hunter's Hill LGA residents lived in Hunter's Hill, Gladesville and Woolwich (ABS Census, 2021)

Q9: Please select your age group



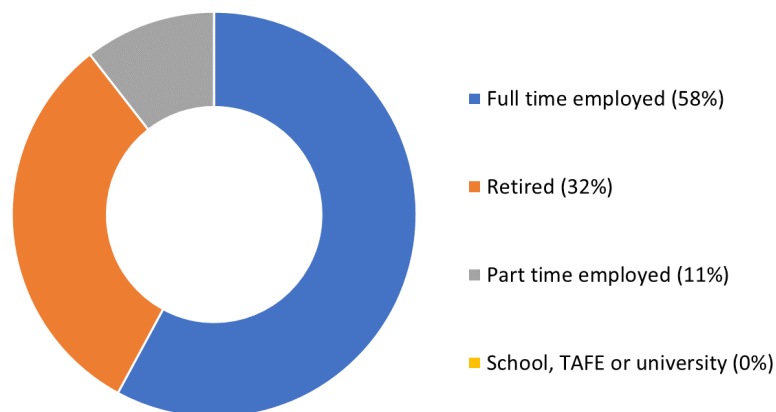
Respondents' age group differs slightly from 2021 census statistics for Hunter's Hill LGA.

A higher response rate was received from the 65+ and 35 - 44 age groups in comparison to the composition of these age groups in the ABS Census, 2021 statistics (i.e 23.9% and 11.4% of Hunter's Hill LGA population, respectively).



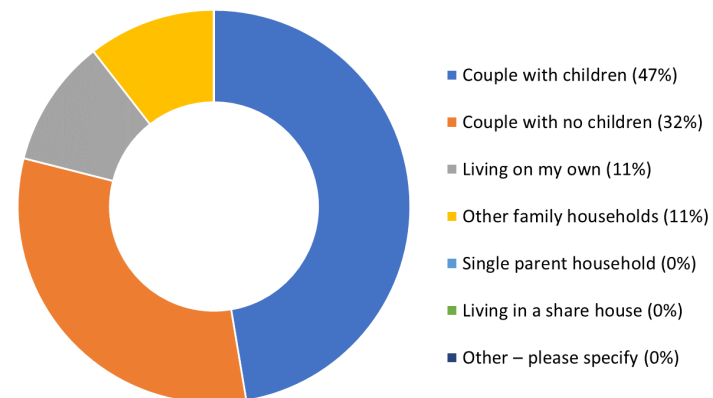
Profile of survey respondents

Q13: What is your employment status?



Respondents' employment status aligns with 2021 census statistics for Hunter's Hill LGA. 56.9% of Hunter's Hill LGA residents worked full time (ABS Census, 2021). The survey respondents however represented a lower proportion of part-time employees than the 2021 census statistics.

Q13: Which category best describes your household type?



- Respondents' household type aligns with 2021 census statistics for Hunter's Hill LGA. The survey respondents were mainly couples with children (47%) or couples with no children (32%), similar to census 2021 (50.8% and 37.2% respectively).



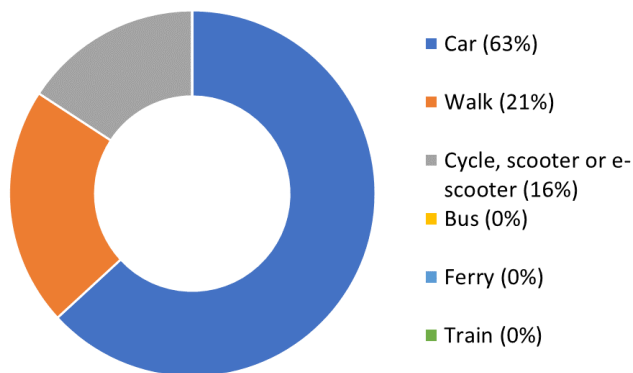
Summary of Demographic Profile of the Survey Respondents

- Majority of respondents were local (95%) therefore the survey captures the issues / ideas of the target respondents.
- The significant majority (95%) of respondents lived within Hunters Hill, Gladesville and Woolwich. This is similar to ABS census 2021 data where 90% of Hunter's Hill residents lived in Hunters Hill, Gladesville and Woolwich.
- A higher response rate was received from the 65+ and 35 - 44 age groups in comparison to the composition of these age groups in the ABS Census, 2021 statistics .
- Respondents' employment status and household type align with ABS census 2021 data for Hunter's Hill LGA.
- It is concluded that the sample of residents who responded to the survey are representative of Hunter's Hill LGA.



Travel behaviour of survey respondents

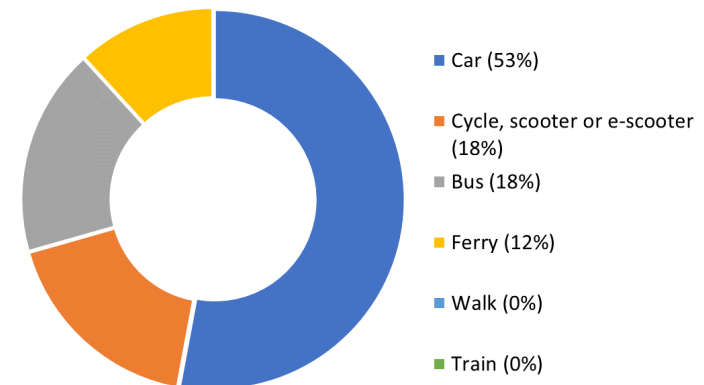
Q: What is your primary mode of transport for local trips in Hunter's Hill (shopping, recreation, social or business)



More than half of respondents (63%) use car as their primary mode of travel for trips within the Hunter's Hill LGA. 37% of respondents walk or cycle.

None of the respondents use public transport for local trips- this may be indicative of the non-availability of public transport for local trips.

Q: What is your primary mode of transport to work, university or school?



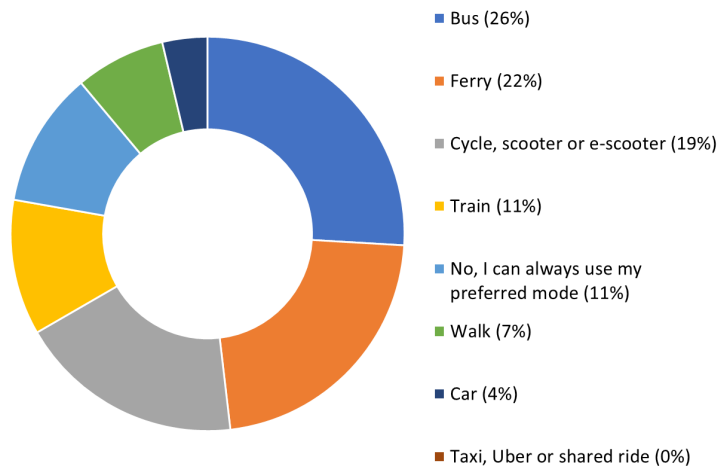
Car is the primary mode of travel to work or study for the respondents.

A significant proportion (30%) use public transport as their preferred mode for work or study in comparison to 0% for local trips.



Travel behaviour of survey respondents

Q: When you think about your current primary mode for transport, is there a mode you would like to use more but don't at the moment?

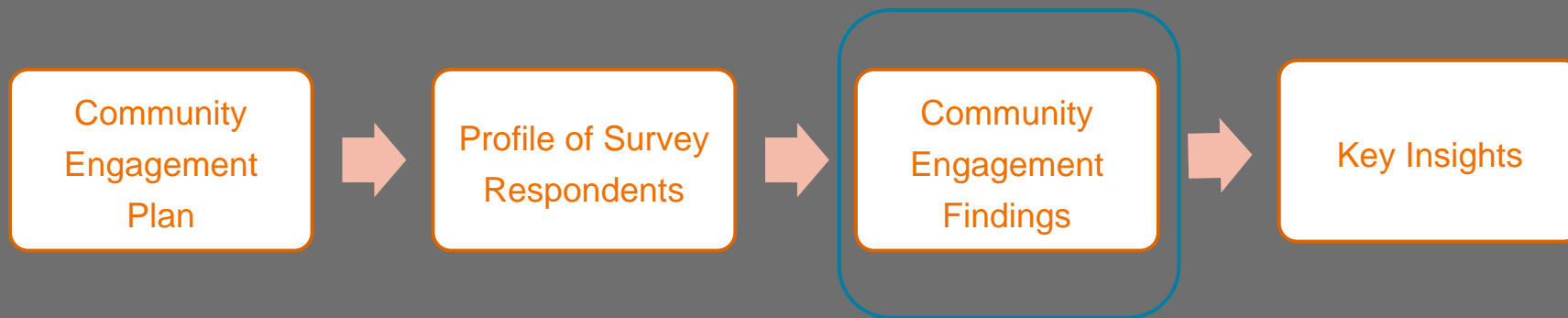


More than half of the respondents (59%) would use public transport more to travel within and outside the LGA.

26% of respondents would use active transport more.

In summary, 85% of respondents would use modes other than the car as their primary mode of transport.

Section 3 – Community Engagement Findings





COMMUNITY DROP-IN SESSION

- Location specific issues identified on interactive map
- Comments from the community members regarding traffic and transport in the LGA.



Community Drop-in session response

HUNTERS HILL INTEGRATED TRANSPORT STRATEGY



Ideas/Issues raised by community members who visited the booth:

- Along with the bike parking it would be great to have a secured bike shed at the ferry wharves. Commuters leave their bikes here for 8 hours a day and they need secure parking spaces
- Traffic signals needed at Ryde Rd / Park Rd which is the main through route for rat runners from Macquarie to Victoria Rd or Burns Bay Rd. This traffic can't turn into Ryde Rd from Park St.
- The right turn from Gladesville Road into Howard Place blocks the through traffic since it is too narrow. Council should investigate alternative traffic control measures at this location.
- It is unsafe to cross to/from shops at the corner of Alexander St and Ferry St. A safe crossing is needed.
- The bus from the peninsula goes to the city only during peak hours but any other time it only goes to Gladesville village, so we have to change buses to get to the city. It is really difficult to take public transportation during off peak hours out of the peninsula.
- Wayfinding signage is required for cyclists to know the routes around because it is difficult to navigate through the LGA which has steep topography.



ONLINE SURVEYS

- Active Transport
- Public Transport
- Traffic and Parking
- General Opportunities

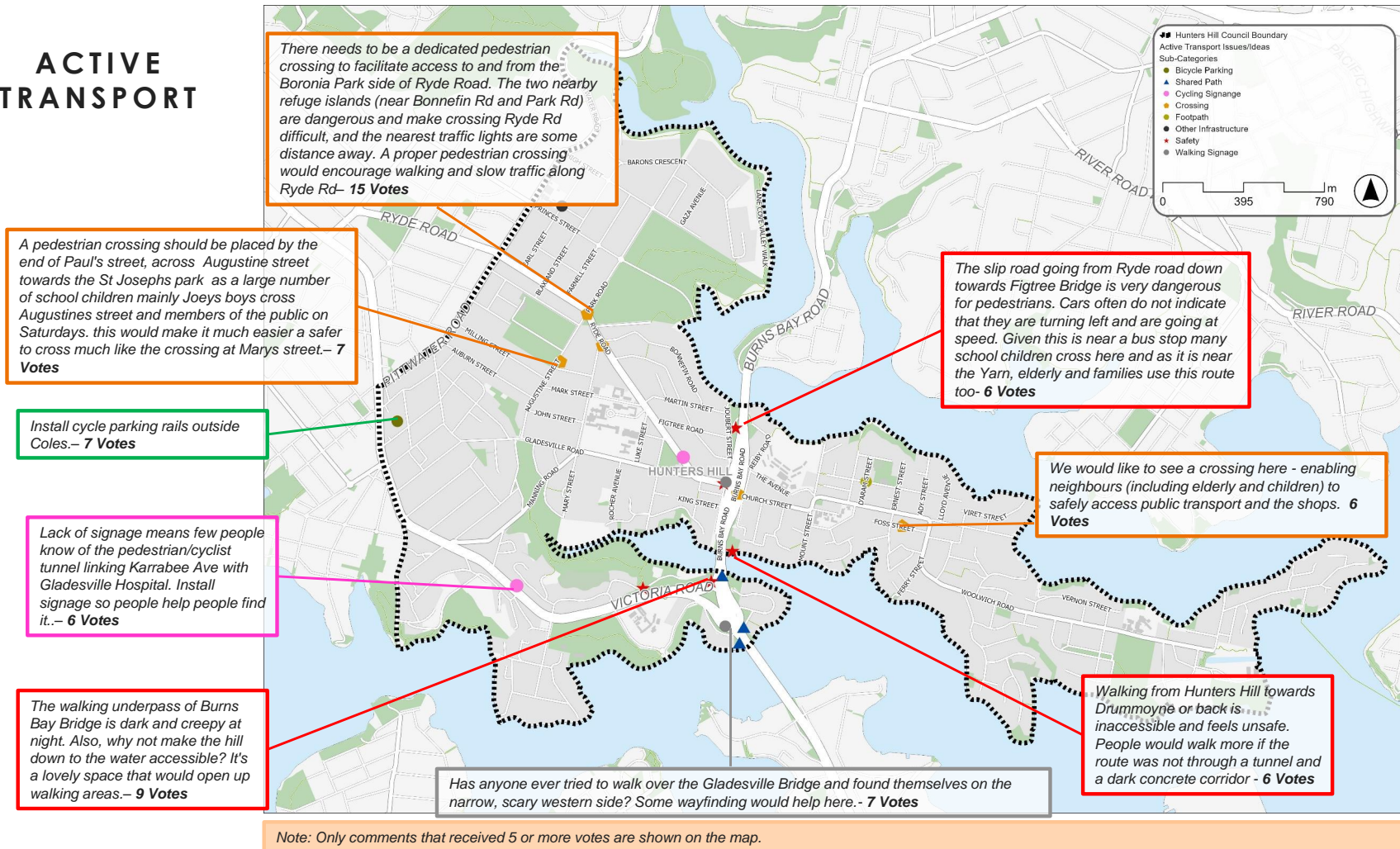


ACTIVE TRANSPORT

- Location specific issues identified on interactive map
- Identified barriers to walking and cycling in Hunters Hill
- Other comments related to walking and cycling in Hunters Hill

ACTIVE TRANSPORT

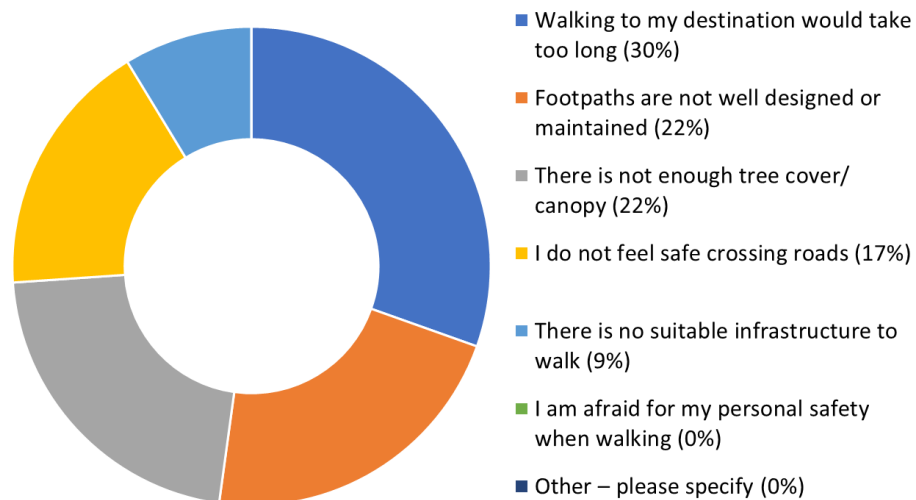
HUNTERS HILL INTEGRATED TRANSPORT STRATEGY





Active Transport Survey Results

Q: What are currently your main barriers to walking?



31% of respondents believe that existing footpaths are not well designed or maintained and there is no suitable infrastructure to walk.

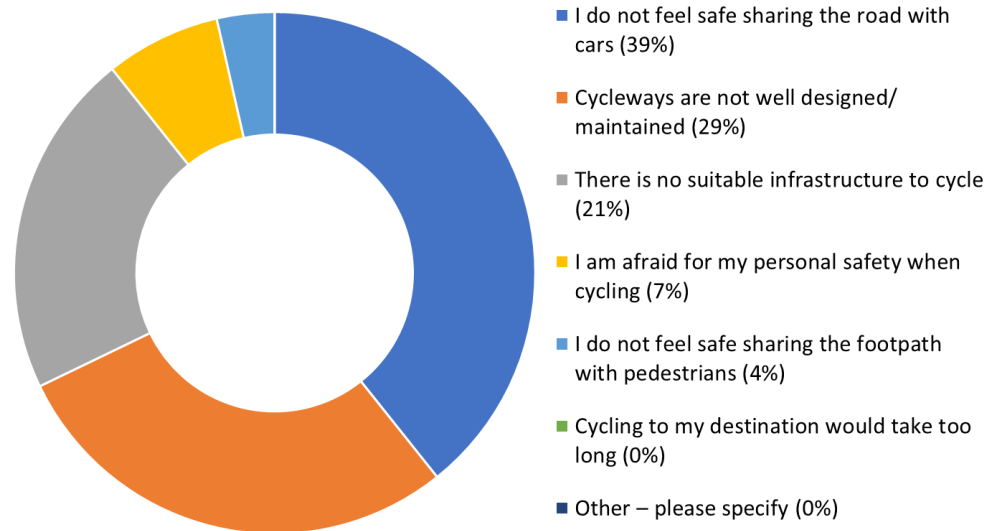
Personal safety when walking was not a barrier to walking for the respondents.

However, safety in form of crossing roads around the LGA was a barrier to walking for 17% of respondents.



Active Transport Survey Results

Q: What are currently your main barriers to cycling?



Existing cycleways are not well designed/maintained and no suitable infrastructure to cycle were the main barriers to cycling identified by half of the respondents (50%).

43% of respondents did not feel safe sharing the road with cars or sharing the footpath with pedestrians.

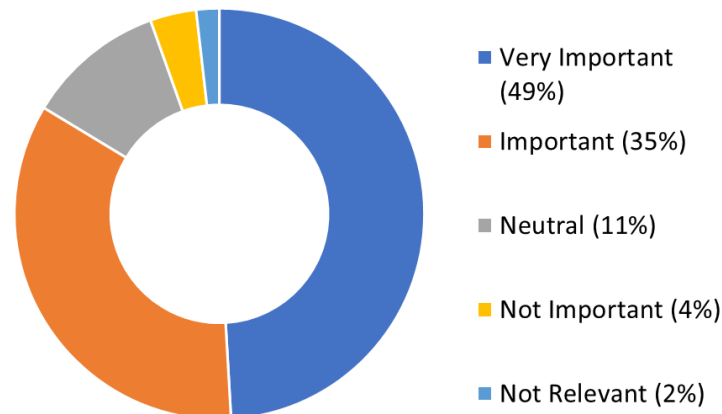


Active Transport Survey Results

HUNTERS HILL INTEGRATED TRANSPORT STRATEGY

Q: Please indicate how important the following types of issues are to you.

Walking and cycling network connectivity and safety



Other issues that respondents raised in relation to active transport:

- Pedestrian connectivity to shops (footpath width and general maintenance of trip hazards especially where there are trees.
- Upgrade existing footpaths and complete missing path and links across the peninsula.
- Better pedestrian crossing Ryde Road to Boronia park and bus stops.
- No bike paths between Hunters Hill and the Gladesville bridge.
- No safe pedestrian crossing on Ryde Road to Boronia Park.
- Upgrade pedestrian lights and signage.
- Clear bike path signage for bicycle commuters



PUBLIC TRANSPORT

- Location specific issues identified on interactive map
- Identified barriers to using public transport
- Other comments related to public transport in Hunters Hill



PUBLIC TRANSPORT

Direct bus link to North Ryde metro station from Pittwater road to avoid using Victoria road. – **21 Votes**

Can we please have an express bus from Boronia Park to the city (town hall and/or central). I am told this did previously exist as the 506X. The current 506 bus stops very frequently down Victoria Road making the trip to the city lengthy and somewhat painful. As Hunters Hill is not on a train line it is essential that bus transport to the city is accessible and efficient. – **12 Votes**

Improved service of the 506 is needed. The buses are often cancelled. They are busy enough that going direct from Hunters Hill to at least Balmain would improve the journey. – **7 Votes**

The Rivercat service to the city is insufficient on the weekend. . The ferry is often full when it gets to Huntleys Point Wharf – **9 Votes**

Please provide easy bus connections to the North Ryde metro station. Anything to avoid city bound traffic via Victoria Road. The metro is fabulous and a faster way to so many destinations especially with the new extensions. Not around the world like the 506, but via Pittwater Road. – **18 Votes**

Hunters Hill Council Boundary
Public Transport Issues/Ideas
▲ PT - Improved Service
● PT - Infrastructure
■ PT - New Service
● PT - Timetabling

Can the 538 bus depart after the ferry returns from Cockatoo Island (all of five minutes later) to enable those who return from that location to catch a bus, and not wait an additional hour. – **7 Votes**

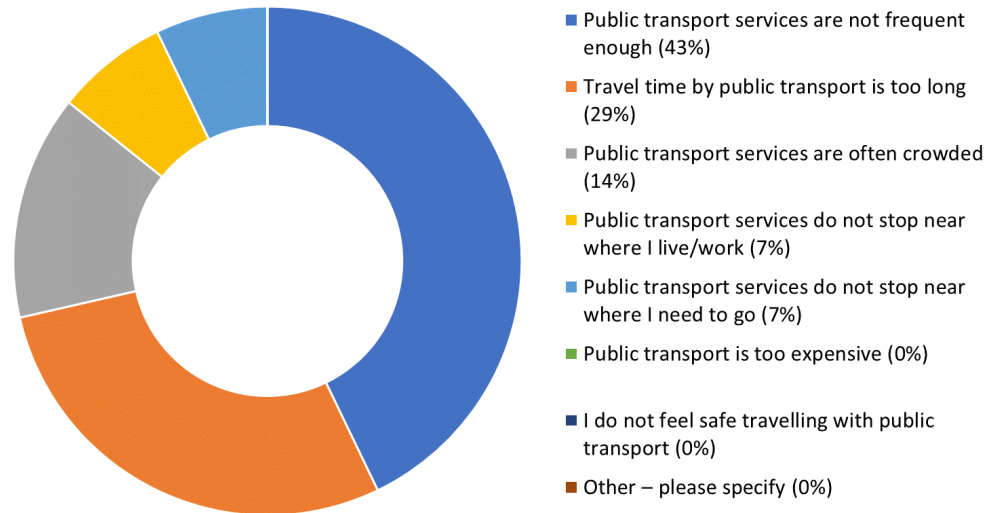
Bus timetable on the peninsula. The bus timetable down the peninsula is inadequate and makes use of public transport difficult, particularly on weekends when the first bus out does not leave until 8.20 (Sat) and 9.20 (Sun). And on weekdays the 505 accommodates city workers but not boys going to Joeys. Given the large number of local boys at Joeys, a 538 which came up the peninsula and through to Gladesville, arriving at Joeys just before 8am would remove many cars from the road each weekday. – **5 Votes**

Note: Only comments that received 5 or more votes are shown on the map.



Public Transport Survey Results

Q: What are currently your main barriers to using public transport?



- The main barrier to residents using public transport is the low frequency of public transport services. This reason also aligns with the responses received in Social Pinpoint and during the drop-in session.



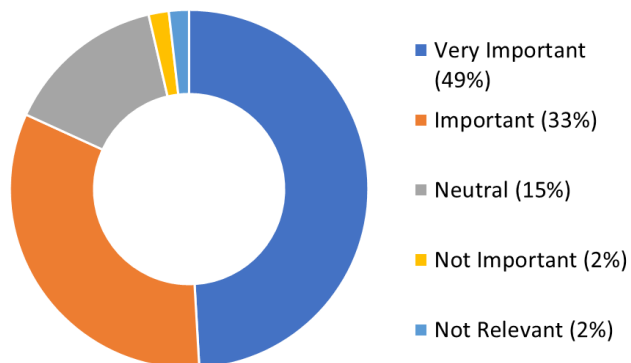
Public Transport Survey Results

Q: Please indicate how important the following types of issues are to you.

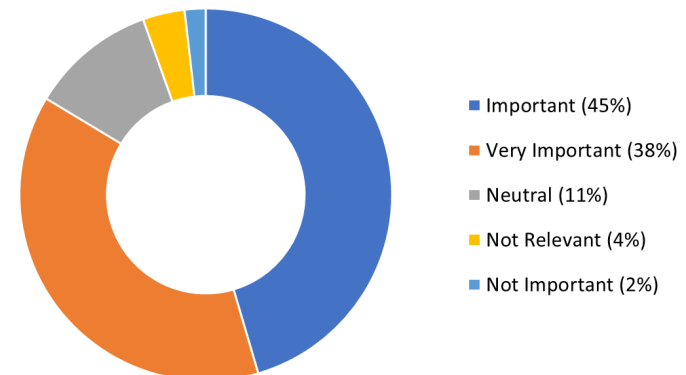


HUNTERS HILL INTEGRATED TRANSPORT STRATEGY

More frequent and direct buses to Macquarie Park, Sydney City, North Sydney and Parramatta ?
(Responses are aggregated to similar topics/ideas.)



Better access to metro stops

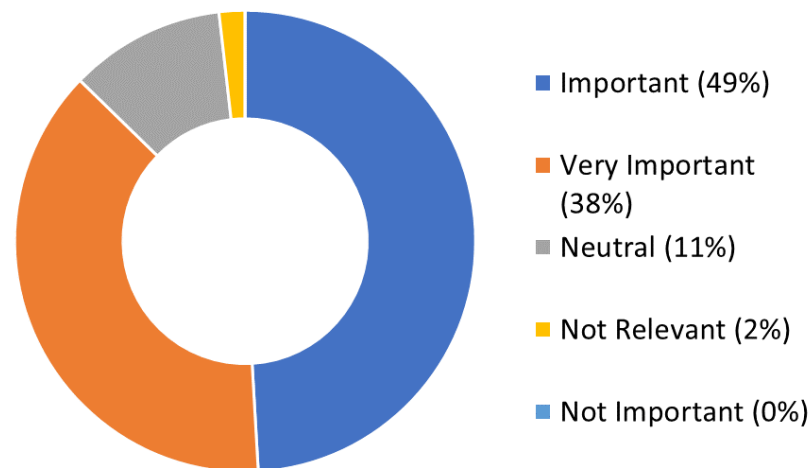




Public Transport Survey Results

Q: Please indicate how important the following types of issues are to you.

Increased frequency of ferry services



Other issues that respondents raised related to public transport:

- Not enough direct connections to city.
- Buses are not frequent.
- Lack of bus services in the peninsula around Woolwich wharf.
- Limited bus access to centres west of Hunters Hill LGA (e.g.: Ryde, Parramatta, etc.)
- Ferry and bus timetables do not match which causes delay in journey
- Infrequent ferry services



TRAFFIC & PARKING

- Location specific issues identified on interactive map
- Other issues related to speed limits, congestion, parking and infrastructure



TRAFFIC & PARKING

Make Pittwater Rd between gannet and Thompson Street 40k and install some traffic Calming measures to make the section between the shops more pedestrian friendly- **7 Votes**

I do not think this is safe place to have speed limit of 60km/h. Recently we have witnessed at least one major crash when speeding car hit the parked boat, one truck has hit the power pole. Crossing the road is not safe and children going to school and going for games (Boronia Park) outside the school hrs and outside the school zone which is not covered by the 40mk/h. Reduce the limit and also enforce it. - **12 Votes**

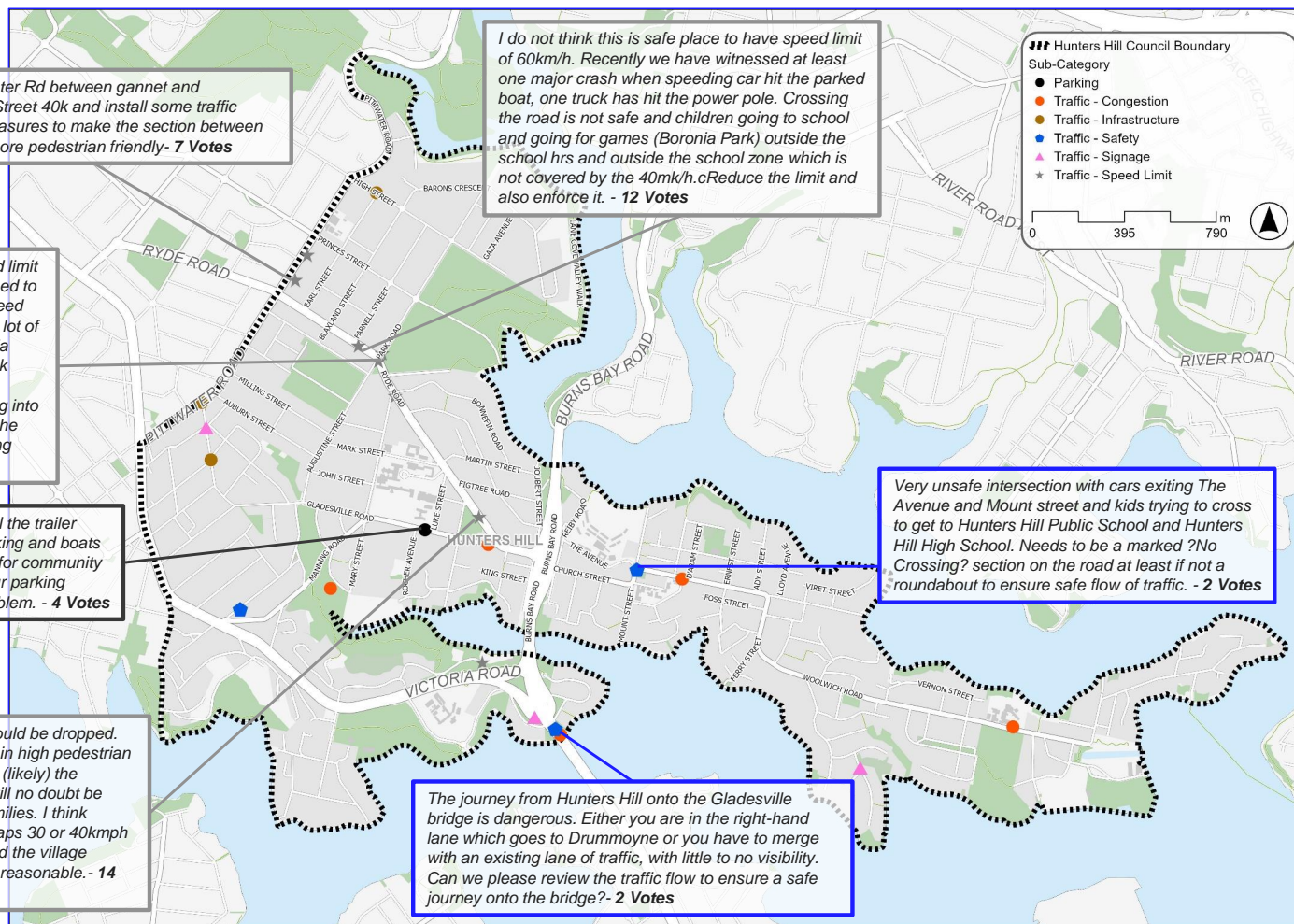
The cars are coming too fast at the 60 speed limit at this bend, the speed limit should be dropped to 50 or below for the entire Ryde road with speed cam to enforce behaviour at the bend. Not a lot of option for safe pedestrian crossing to Boronia park and the bus stop, especially during peak hours. With a recent accident on Ryde road nearby involving some speeding cars running into a parked boat and damaging a power pole, the issue need to be addressed before something worse happens. - **12 Votes**

Could the council please remove all the trailer parking and promotional trailer parking and boats from this area. It will free up space for community and event parking. Maybe a 12 hour parking restriction would help solve the problem. - **4 Votes**

The speed limit on Ryde Rd should be dropped. 60kmph is too high, particularly in high pedestrian traffic areas like the Village and (likely) the revamped Figtree Park which will no doubt be popular with kids and young families. I think 50kmph for its length, and perhaps 30 or 40kmph in the vicinity of Figtree Park and the village (possibly with traffic calming) is reasonable. - **14 Votes**

The journey from Hunters Hill onto the Gladesville bridge is dangerous. Either you are in the right-hand lane which goes to Drummoyne or you have to merge with an existing lane of traffic, with little to no visibility. Can we please review the traffic flow to ensure a safe journey onto the bridge?- **2 Votes**

Very unsafe intersection with cars exiting The Avenue and Mount street and kids trying to cross to get to Hunters Hill Public School and Hunters Hill High School. Needs to be a marked ?No Crossing? section on the road at least if not a roundabout to ensure safe flow of traffic. - **2 Votes**



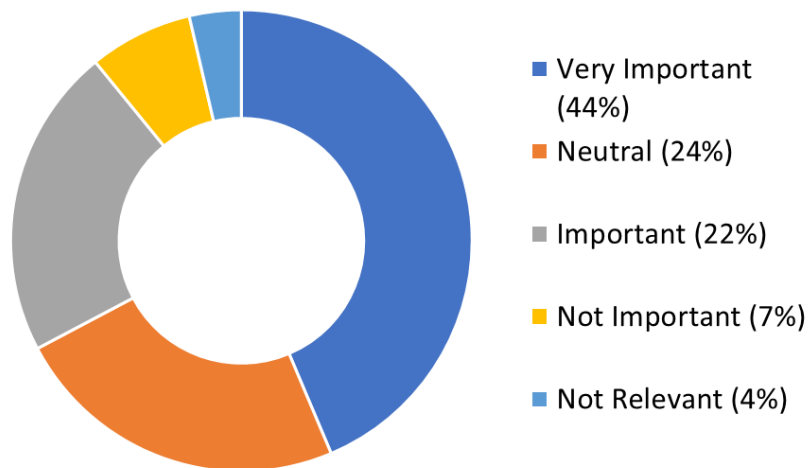
Note: Only comments that received 2 or more votes are shown on the map.



Traffic & Parking Survey Results

Q: Please indicate how important the following types of issues are to you.

Reduced speeds in local residential streets



Other issues that respondents raised related to traffic & parking:

- Speed limit of 60km/h in the LGA is dangerous.
- Parking should be on one side only on narrow roads.
- Insufficient traffic calming measures along Gladesville road from Bateman's Rd to Hunters Hill shops. The steep hill increases vehicle velocity which makes it very dangerous at the bottom as it crosses Tarben Creek where it narrows.
- If the ferry to Cockatoo Island continues to leave from the Woolwich Ferry Wharf, then times restrictive parking will need to be implemented in the surrounding streets.



GENERAL OPPORTUNITIES

- Location specific issues identified on interactive map
- Suggestions to increase public transport mode share in Hunters Hill



GENERAL OPPORTUNITIES

HUNTERS HILL INTEGRATED TRANSPORT STRATEGY

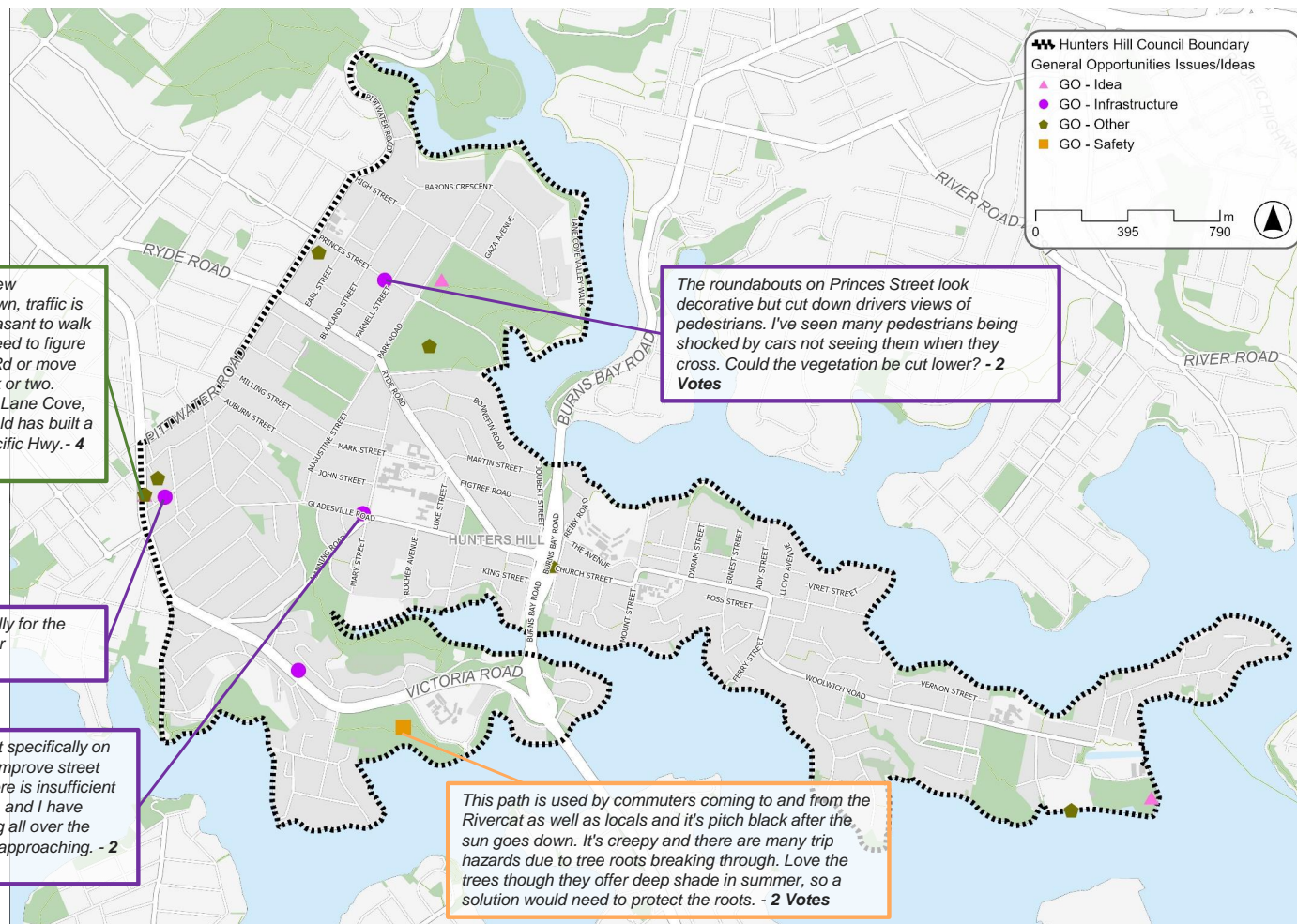
Victoria Rd is quickly becoming the new Parramatta Rd. Shops are closing down, traffic is getting busier and nosier. It is not pleasant to walk along or visit in any way. We either need to figure out a way to divert traffic off Victoria Rd or move our shopping precinct back by a block or two. Similar to other shopping villages like Lane Cove, Chatswood, Crows Nest, even Lindfield has built a new shopping precinct away from Pacific Hwy. - **4 Votes**

There are many trip hazards, especially for the elderly, due to lifted tiles. More regular maintenance is required.. - **2 Votes**

Lighting is poor at the roundabout specifically on the Gladesville approach roads. Improve street lighting in this vicinity. Further there is insufficient pedestrian crossing facilities here and I have observed pedestrians just walking all over the place without regard for vehicles approaching. - **2 Votes**

The roundabouts on Princes Street look decorative but cut down drivers views of pedestrians. I've seen many pedestrians being shocked by cars not seeing them when they cross. Could the vegetation be cut lower? - **2 Votes**

This path is used by commuters coming to and from the Rivercat as well as locals and it's pitch black after the sun goes down. It's creepy and there are many trip hazards due to tree roots breaking through. Love the trees though they offer deep shade in summer, so a solution would need to protect the roots. - **2 Votes**



Note: Only comments that received 2 or more votes are shown on the map.



General Opportunities Survey Results

Other issues that respondents raised related to general opportunities:

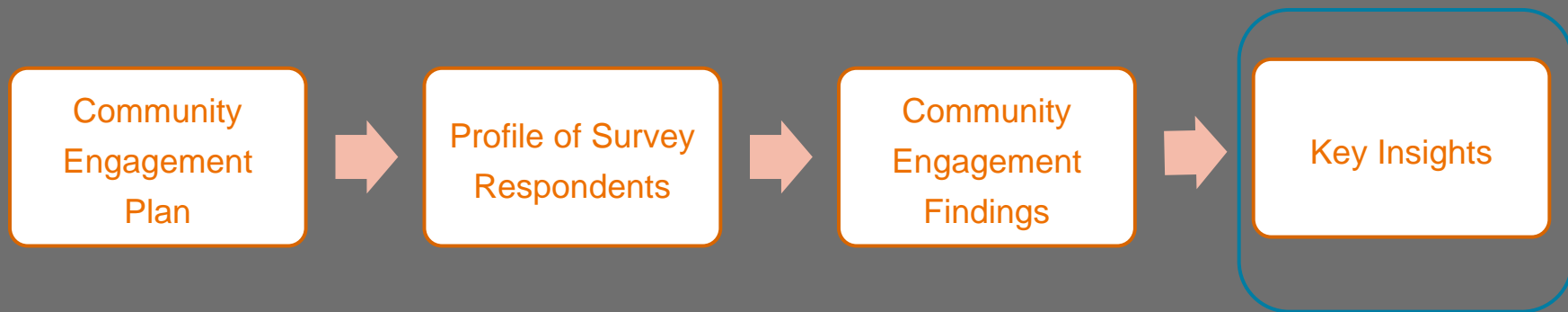
- Please provide better lighting along park road between Princes street and High street.
- Council should lobby govt to accelerate EV transition which would reduce noise and pollution from Victoria Rd.
- Boronia Park Public School has no full-time school hours crossing guard.
- Not enough electric busses.
- More bike lanes to promote cycling.
- More maintenance of all footpaths.
- What's happening with the Gladesville Shopping Center upgrade? Surely with the huge success of the Lane Cove Canopy we can do something similar in Gladesville? A community green space with a new shopping centre and underground parking would bring fresh life to this important town square.
- Electric Vehicles have not been mentioned in this "Integrated Transport Strategy". Sales of new electric vehicles in Australia increased by more than 160~per cent in 2023. The number of public EV charging stations increased over the same period by less than half that amount: 70 per cent. Many of the chargers that do exist are still old, slow and breakdown-prone. And there are not nearly enough of them. I would like to see electric vehicle chargers in all Hunter's Hill parks and shopping centres.
- Interesting idea. As this post alludes to the 2023 NSW Crime Statistics, show the incidents of robbery in our suburb is significantly higher than most of our neighbouring suburbs. Why? What can be done? Could some form of traffic monitoring or management assist? Like many in our suburb who have experienced a serious robbery/crime, I would welcome any ideas on how to better manage our local communities' security and amenities. Maybe traffic monitoring/management might be part of the solution.



Popular Words in Comments from Respondents



Section 4 – Key Insights





Key insights from the community engagement

- Majority of the respondents were local (95%) and lived within Hunters Hill, Gladesville and Woolwich.
- The car mode dominated both local trips, and trips to work or study. A significant proportion (30%) use public transport as their preferred mode for work or study in comparison to 0% for local trips.
- Strong support was given for introducing new buses especially to the North Ryde Metro Station and Sydney CBD and increasing the frequency of existing bus services on weekdays and weekends,.
- More than half of the respondents (59%) would use public transport more to travel within and outside the LGA. The main barrier to respondents using public transport is the low frequency of public transport services.
- The lack of wayfinding for cyclists and infrastructure such as pedestrian crossings and lighting were some of the main issues raised by respondents relating to active transport .
- “Existing footpaths/cycleways are not well designed or maintained” and “there is no suitable infrastructure to walk/cycle” are the main barriers to walking/cycling given by respondents. 26% of respondents noted that they would use active transport more than they currently do.
- Strong support was given for reducing the speed limit on Ryde Road from 60km/h, since it has high pedestrian activity in many locations.

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Integrated Transport Strategy – Comments

No.	Comments	Response
1	<p>Thank you for highlighting the gap in bus services between Hunters Hill and North Ryde Metro Station. This is a clear opportunity that would significantly improve public transport options for Hunters Hill. I would add that Gladesville also needs a connection to North Ryde Metro Station. Even though we have access to busses on Victoria Rd, those busses are busy, unreliable and require a change at Town Hall if you need to get to the northern parts of the city like Circular Quay or Barangaroo. A new bus service that connects the local centres of Gladesville and Boronia Park, to North Ryde Metro Station along Pittwater Rd would make sense to me. In addition, I believe Hunters Hill should be strongly advocating for better public transport along Victoria Rd. There have been various plans since 2001 (Long Term Strategic Plan for Rail 2001, Anzac Line 2007, North West Metro 2008) for a metro rail line along the Victoria Rd corridor specifically with a station at Gladesville. This would not only solve the lack of public transport options for residents of Hunters Hill and Gladesville, but it would also solve the lack of new dwellings in the Hunters Hill LGA. This should be a key part of the Hunters Hill Integrated Transport Strategy.</p>	<p>Included in ITS Action items for advocacy with Transport NSW.</p>
2	<p>In my opinion whilst I am somewhat supportive of some of the objectives proposed, we must ensure any changes in strategy take a "light touch, low impact and cost" approach. We do not need separate cycle paths or infrastructure, more signs or more lighting. These all have negative environmental impacts, cost significant money to build and maintain and never get used as much as expected (City of Sydney is a great example). I would advocate solutions such as share zones on existing infrastructure rather than separate spaces, no physical signage but digital maps being available on council website/internet, avoid spending public funds on things that residents can provide themselves eg no public electric charging, no share car spaces etc and similar. We do not need any more regulation, controls or directives.</p>	<p>Noted, The ITS refers to the bike plan for shared paths where design and safety permits.</p>
3	<p>IN THE DOCUMENT UNDER 8.1 Active Transport Actions THE NOTES REFERENCE TO AT4, AT9 & AT10 ARE NOT MARKED ON THE MAP. 2. DEDICATED WALKWAYS AND BIKE TRACKS FOR EXERCISE AND LEISURE WOULD ALSO IMPROVE ACCESSIBILITY WITHIN THE SUBURB. THERE SHOULD BE SOME CONSIDERATION GIVEN TO ENHANCING BORONIA PARK, THE OLD GLADESVILLE MENTAL HOSPITAL AREA AND CLARKE'S POINT.</p>	<p>These are LGA wide proposals.</p>

4	<p>GoGet Carshare thanks Hunter's Hill Council for creating a comprehensive Integrated Transport Strategy. We thank Council for committing to "promote car-sharing schemes and services to reduce private car ownership and encourage shared use of vehicles" (p. 6). Currently there are 245 personal and 91 business GoGet members in the area (336 overall), served by only two vehicles. This is an exceptionally high number of members per carshare vehicle. We believe there is a potential to explore more spaces in the area. We propose a trial for dedicated carshare spaces with Hunter's Hill Council. The trial comes at no cost to Council: GoGet will suggest spaces, provide cars and extensive reporting about carshare utilisation. Dedicated carshared spaces have a wide number of benefits: Reduction in Private Vehicle Ownership and Traffic Congestion: Carshare is proven to reduce the need for private vehicle ownership. Each carshare vehicle can at least 10 private cars from the road. This frees up 9 vehicles worth of street space for the local community and reduces CO2 produced during the manufacture and destruction of 9 vehicles. Enhancing Access to Transport for All Demographics: Carshare is especially beneficial in bridging gaps in mobility access for disadvantaged demographics, including women and older adults, who may have less access to private vehicles. Dedicated bays give carshare operators an opportunity to find the best possible places, including locations that are well-lit, next to public transport and in general are located on busier streets. It means that people of all gender identities and ages feel safe to access cars at any time of the day. Economic Benefits for Residents and Businesses: Carshare offers significant cost savings for both individuals and businesses by eliminating the need for vehicle ownership and associated costs such as maintenance, insurance, and parking fees. Carshare is cheaper than ownership for people who do not need their cars for commuting. Reduce travel by car: Carshare members lower their annual Vehicle Kilometres Travelled (VKT) by up to 50% due to the raised awareness about the actual cost of driving. They have a better understanding of driving costs since they pay for each km and hours of their journey. Because of that, many of our users increase their use of active and public transport Support for Sustainable Transport Goals: Dedicated carshare spaces support a multi-modal transport network, allowing residents to combine walking, cycling, and public transport with occasional car use. We would welcome the opportunity to discuss this proposal further and collaborate with Council to ensure its successful implementation. Thank you for considering this important initiative.</p>	<p>A carshare policy will be considered separately as part of a wider Parking Policy for Council.</p>

5	<p>1. Reformulating the objectives and strategies to be SMART (specific, measurable, action oriented etc). For example, in the current version Objective 2 is "liaise with system government to improve ... public transport ... and connects people where they want to go, by:</p> <p>[strategies] - ensuring bus routes 'meet the needs of the community'. This does not provide the state government or the community with enough information to aim for (or measure) what is required.</p> <p>Without SMART objectives and specific metrics to monitor there will be no way of holding the state government to account.</p> <p>In this vein, Objective 2 specifically should be:</p> <p>increase public transport access,</p> <ul style="list-style-type: none"> - Safeguard all ferries and increase frequency to 3/hr - extend 505 bus service times [to 7a-10p, 6 days a week] - Increase the frequency of 506 bus services to 3/hr - Better co-ordinate the 538 with ferries and the 505 so that all ferries are met with buses [and the 505 and 538 provide alternating coverage of the peninsula] - and ensure buses link directly to Macquarie Park metro <p>2. The remaining objectives could also be tightened. Revised Objective 1 for example could reduce the bullets and align them to the objective, particularly "well-maintained", eg:</p> <ul style="list-style-type: none"> - Replace kerbs with like-for-like materials - Establish a program of road resurfacing, and trial 'quiet road' materials [open-graded bitumen, or rubber-modified asphalt] - Allocate (wherever possible) more road space for sustainable transport modes - Review speed limits <p>3. Remove strategies which are not informed by analysis like the recommendation for more commuter car parking for ferries.</p> <p>4. The Actions need to be more specific and actionable. An Appendix should provide the relevant detail, for example AT1 Lack of Safe Crossings needs be expanded to explain this means:</p> <ul style="list-style-type: none"> - Apply the TfNSW Pedestrian Crossing Guideline which recommends spacing of 100-200m on local streets. - List high priority locations, such as: - Pittwater Road at Gannet St (100m from Princes St crossing, to provide a safer gateway and reduce severance at Boronia Park village) - Pittwater Road at about 154 Pittwater Road (150m from Princes St, to provide a crossing at the end of the shared path on the Ryde side to access Boronia Park public school) 	<p>The Integrated Transport Strategy (ITS) establishes a long-term transportation vision for Hunters Hill Council. It defines specific objectives and strategies to realise this vision, presented in a comprehensive and adaptable framework.</p> <p>Transport NSW has specific criteria and guidelines for Bus network changes and frequency. Action items for advocacy with Transport NSW are currently included in the ITS</p> <p>The list below has been included and updated in the ITS.</p> <ul style="list-style-type: none"> - Pittwater Road at Gannet St (100m from Princes St crossing, to provide a safer gateway and reduce severance at Boronia Park village) - Pittwater Road at about 154 Pittwater Road (150m from Princes St, to provide a crossing at the end of the shared path on the Ryde side to access Boronia Park public school)
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5	<ul style="list-style-type: none"> - Ryde Road at Short St (200m from Joeys crossing / Gladesville Road crossing, providing access to Figtree park and a medical centre) - Alexandra St at Ernest St (200m from the HHPS crossing, and at a post office and bus stop pair) - Alexandra St at Ady Street (150m from the above location, 350m from HHPS crossing, and at a local centre on both sides of the road) - Ferry St at Foss St (110m from above, and the location of an informal crossing at present) - Woolwich Road at Franki Ave (350m from the Marist Sisters crossing, at Woolwich Village, a bus stop pair and an informal crossing hump) <p>These specific locations would also have the added advantage of reducing speeding in these high foot traffic areas without the need for speed humps / chicanes etc.</p> <ul style="list-style-type: none"> - build kerb extensions and continuous crossings, as required under the Design of Roads and Streets Manual (another Transport Standard) <p>The remaining actions require more detail. Refer to the MTAC draft actions for a summary list of 14 short-term and 4 long-term actions that should be taken. As a minimum, these specific actions (like <i>Develop a plan to deliver the Parramatta River and Sydney Foreshore Walk</i>) should be folded into the general actions.</p> <p>5. The analysis is imperfect and could be improved.</p> <ul style="list-style-type: none"> - 4.2.1 Travel patterns focuses only on travel to work (<20% of trips), despite there being Household Travel Survey data for Hunters Hill for all trips. - The analysis in 5.1 does not look at crossing spacing - The public transport accessibility in 5.2.3 is misleading in that it shows full coverage of the LGA when the primary issue is frequency, illustrated by TfNSW's own PTAL dataset, already provided to the consultant by MTAC. <p>An analysis of peak and inter or off-peak services, particularly ferry and bus (with their different service hours) would be more accurate and useful.</p> <ul style="list-style-type: none"> - Approximate travel time in Figure 5-4 is misleading. A comparison of car vs PT would be telling, particularly North Ryde metro (30 mins in the diagram, when de-averaged, is 10 mins by car and 45 mins by bus). - Figure 5-5 does not make sense - walking needs to be separated out by purpose - the walkable catchment to schools, to shops, to parks. These key trip purposes are not interchangeable, and separating them would reveal the gaps in walkable access to schools, for example. This analysis was already provided to the consultant by MTAC and can be easily re-incorporated. - Section 5.3.2 should at least include the proposed cycle routes, and provide some identification of key barriers including traffic speed and volume on the Burns Bay Road overpass. The Bike Plan has funding to be reviewed and the ITS, should guide it, following the recommendations of the NSW Cycleway Design Toolbox - ie that separated facilities are required on high volume and speed roads, and that the remaining local road speeds should be lowered to facilitate safe shared 	<ul style="list-style-type: none"> - Ryde Road at Short St (200m from Joeys crossing / Gladesville Road crossing, providing access to Figtree park and a medical centre) - Alexandra St at Ernest St (200m from the HHPS crossing, and at a post office and bus stop pair) - Alexandra St at Ady Street (150m from the above location, 350m from HHPS crossing, and at a local centre on both sides of the road) - Ferry St at Foss St (110m from above, and the location of an informal crossing at present) - Woolwich Road at Franki Ave (350m from the Marist Sisters crossing, at Woolwich Village, a bus stop pair and an informal crossing hump) <p>Transport NSW has specific criteria and guidelines for Bus & Ferries network changes and frequency. Action items for advocacy with Transport NSW are currently included in the ITS</p>
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5	<p>facilities. The existing sharrows in the Bike Plan are not appropriate and the ITS should direct the Bike Plan revision to remove these as a solution from 50km/h, high volume roads, and instead explore shared paths or separated cycleways, as well as lower speeds.</p> <p>- The ITS lacks a spatial plan of the key moves in current strategic documents of HHC like the LSPS, the ITS' of neighbouring LGAs and state planning documents like the Strategic Cycle Corridors. A map was provided by MTAC for this purpose in the draft ITS and can be used.</p> <p>- Targets would assist in measuring progress of the ITS. The MTAC draft contains a number of fit-for-purpose targets that could be adopted.</p> <p>- Key through-site links should be mapped and described, particularly where they relate to public land. For example there is limited emergency access to the peninsula, the opportunity for a local link under Tarban Creek Bridge from Joubert St or Euthella Ave to Wandella Avenue should be captured as a high priority matter to explore with TfNSW. This link could be a 4m wide walking and cycling path (in its everyday use), that is capable of acting as an emergency egress if required.</p>	
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ITEM NO	: 4.9
SUBJECT	: NEW YEARS EVE - TRAFFIC MANAGEMENT
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE
REPORTING OFFICER	: LEANNE STATHAKIS

Ref:731778

PURPOSE

To provide an update to the Traffic Management on New Year's Eve 2024.

RECOMMENDATION

1. That the report be received and noted.
2. That Council approve the Traffic Management Plan for New Year's Eve, as shown at Attachment 2.

BACKGROUND

To ensure the safety of visitors to Clarkes Point and Huntley's Point on New Year's Eve Council is required to implement appropriate Traffic Management to support NSW Police at the below locations:

- The Burns Bay Road closure at Church Street; and
- The road closure at Huntley's Point Road at the roundabout, adjacent to the ferry wharf which will be managed by traffic controllers.

Council has developed a Traffic Management Plan (TMP) to assist with the management and coordination of traffic on New Year's Eve. This TMP includes community consultation, traffic control, signage, road closures, key contacts and event parking.

NSW Police, Busways and TfNSW Local Area Traffic Committee representatives have reviewed the TMP, and associated Traffic Guidance Plan and TfNSW Clearway plan, as shown at Attachments 1, 2 & 3 and have raised no objections.

REPORT

This report seeks Council's approval of the TMP for New Year's Eve, as shown at Attachment 2. The critical elements set out within the TMP are shown below:

- **Road Closures** will be in place and under the guidance and control of NSW Police. The Woolwich Peninsula will be closed from the eastern side of Burns Bay Road and Church Street to non-residents excluding restaurant patrons and staff on New Year's Eve.

Residents are required to collect guests during the road closure time, and other visitors may catch a bus.

- **Huntleys Point Road will be closed-** Traffic controllers will be in place at the roundabout at Huntleys Point Road and security personal will control access for residents of Huntleys Point. The road closures are from 11am on 31 December to 1:30am on 1 January 25.
 - **The off ramps from Burns Bay Road to Church Street** will be closed between 11:30pm on 31 December to 1:30am on 1 January 25 and is managed by NSW Police.
- **Public notification of traffic management arrangements-** All residents and business will be notified of the event through:
 - Letterbox drop will be conducted for impacted residents and businesses within and near the road closure.
 - Road Closure and Special Event Clearway information to be displayed on www.livetraffic.com
- **Boronia Oval will be used as a park and ride area** weather permitting. Special Event clearways will be in operation on Park Road on the oval side and on Ryde Road to facilitate bus movements.
- **Parking is restricted** by way of Special Event Clearways by TfNSW on the major thoroughfares, such as Church Street, Alexandra Street, Woolwich Road, Ryde Road and Park Avenue allowing vehicles to be towed if necessary.
- **'No Stopping'** is implemented on other required roads, such as Huntley's Point Road, Margaret Street, Albert Street and Edgecliff Road to reduce congestion. The parking restrictions will be from 11am on the 31 December 2024 to 2am on 1 January 2025.

Please refer to the Traffic Guidance Plan, Traffic Management Plan and clearway plan, as shown at Attachments 1, 2 & 3 for full details.

CONCLUSION

The traffic management arrangements aim to reduce traffic congestion, improve pedestrian safety, ensure emergency and bus access is not obstructed throughout New Years Eve.

FINANCIAL IMPACT ASSESSMENT

The costs associated with the management of New Years Eve form part of Councils approved operational budget.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

The safe and efficient management of traffic and transport on New Years Eve will positively contribute to social harmony on the night and assist the community to celebrate safely.

RISK ASSESSMENT

The risks associated with traffic management for New Years Eve are outlined within the risk assessment contained within the TMP, as shown at Attachment 2.

ATTACHMENTS

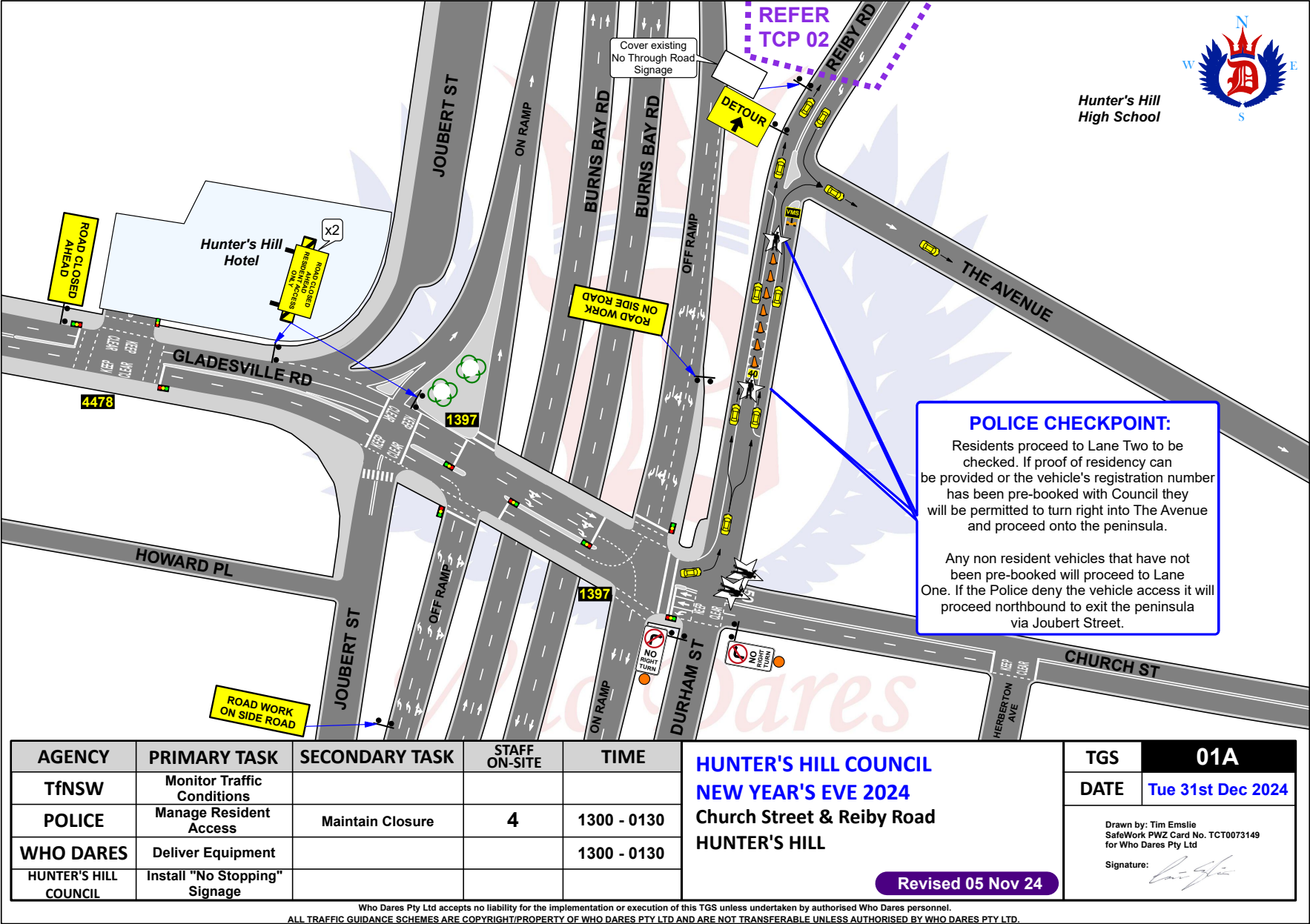
1. Traffic Guidance System NYE 2024 [↓](#)
2. Traffic Management Plan NYE 2024 [↓](#)
3. Special Event Clearway NYE 2024 [↓](#)

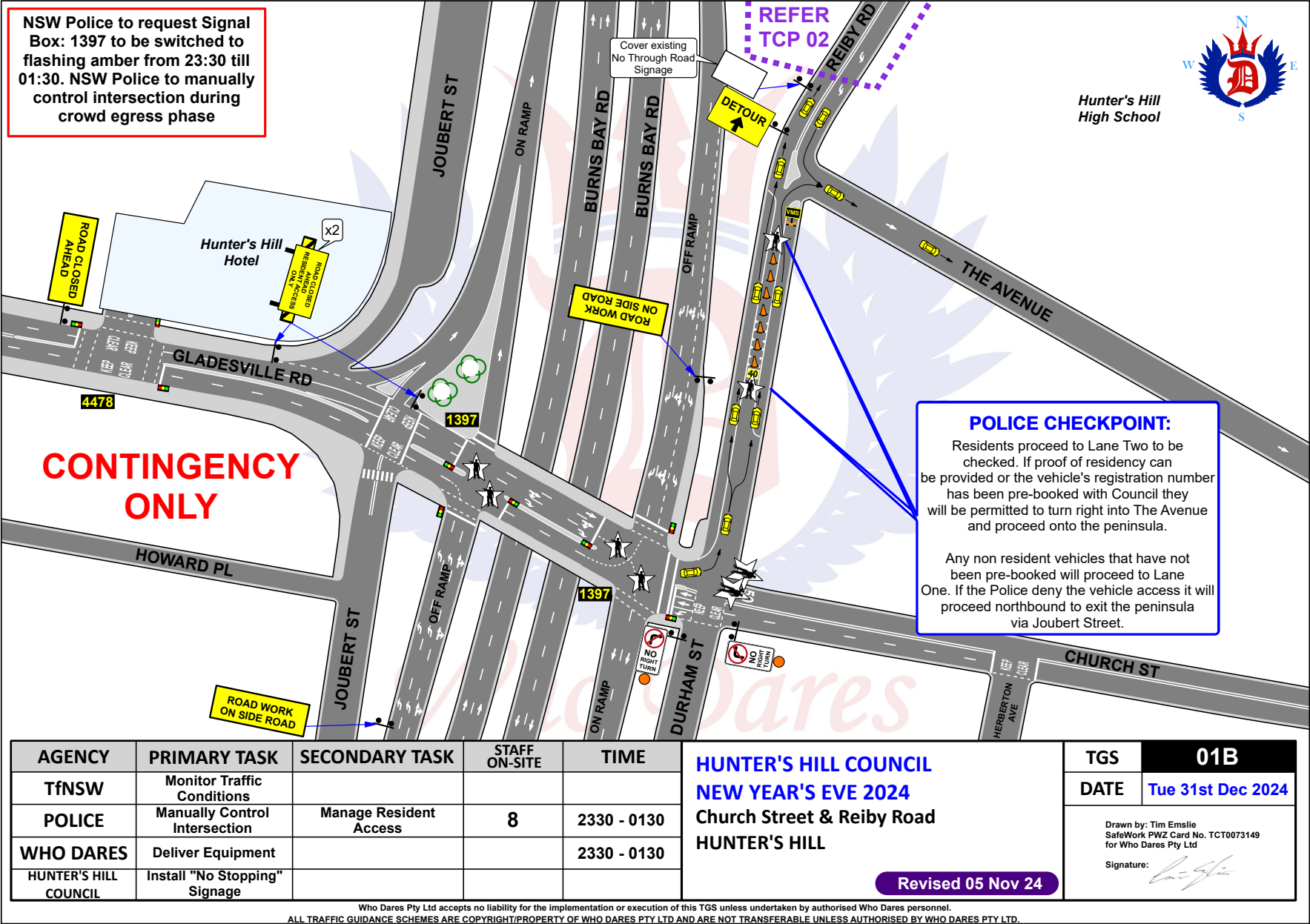
HUNTER'S HILL COUNCIL NEW YEAR'S EVE 2024 TRAFFIC GUIDANCE SCHEMES

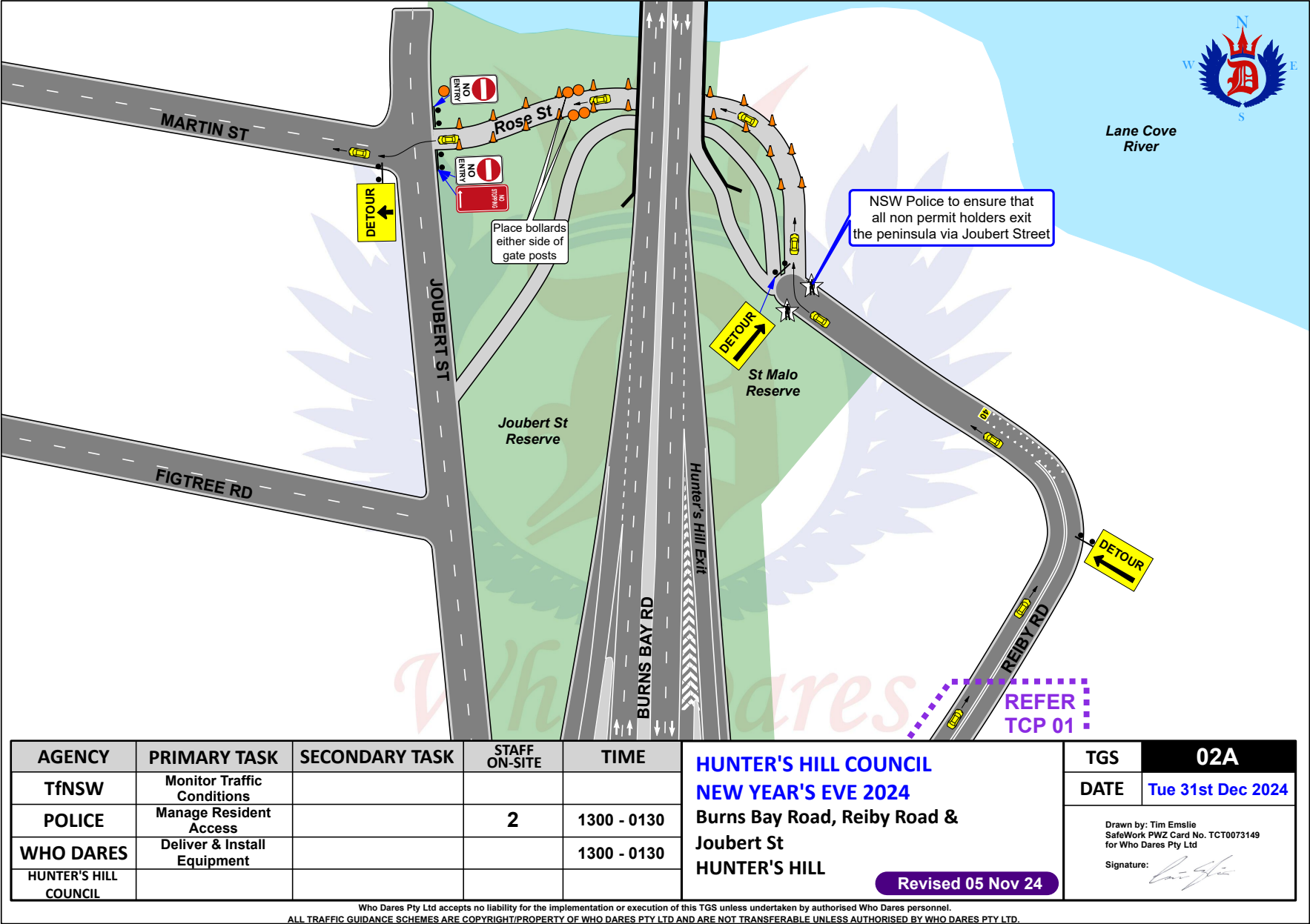
TGS 01A Church Street & Reiby Rd HUNTER'S HILL
TGS 01B Church Street & Reiby Rd HUNTER'S HILL
TGS 02A Burns Bay Rd, Reiby Rd & Joubert St HUNTER'S HILL
TGS 02B Burns Bay Rd, Reiby Rd & Joubert St HUNTER'S HILL
TGS 03 Burns Bay Rd at Tarban Creek Bridge HUNTER'S HILL
TGS 04 Burns Bay Rd at Cunningham's Reach LINLEY POINT
TGS 05 Victoria Rd & Huntleys Point Rd HUNTLEYS POINT
TGS 06 Huntleys Point Rd at Huntleys Point Wharf HUNTLEYS POINT
TGS 07A Woolwich Rd & Gale St WOOLWICH
TGS 07B Woolwich Rd & Gale St WOOLWICH
TGS 08A Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08B Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08C Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08D Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 09 Park Rd & Ryde Rd HUNTER'S HILL
TGS 10 Boronia Park Ovals HUNTER'S HILL
TGS 11 Ryde Rd & Augustine St VMS
TGS 12 Gladesville Rd & Joubert St VMS
TGS 13 Woolwich Rd west of Bus Stop 211046 VMS
TGS 14 Reiby Rd & The Avenue VMS

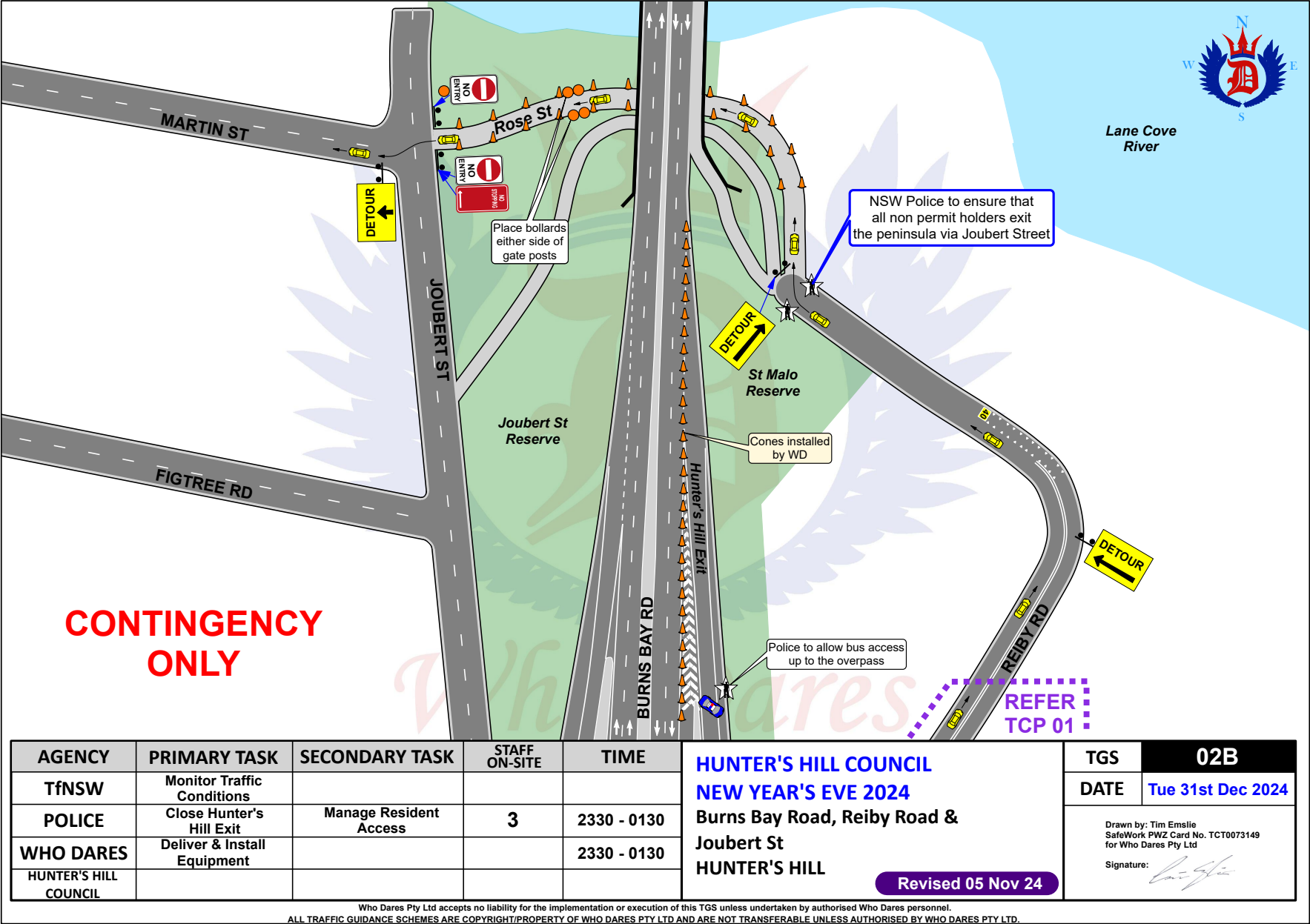
Version 1.2

Revised 05 Nov 24









CONTINGENCY ONLY

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME
TfNSW	Monitor Traffic Conditions			
POLICE	Close Hunter's Hill Exit		1	2330 - 0130
WHO DARES	Deliver & Install Equipment			2330 - 0130
HUNTER'S HILL COUNCIL				

HUNTER'S HILL COUNCIL

NEW YEAR'S EVE 2024

Burns Bay Road at Tarban Creek Bridge

HUNTER'S HILL

Revised 05 Nov 24

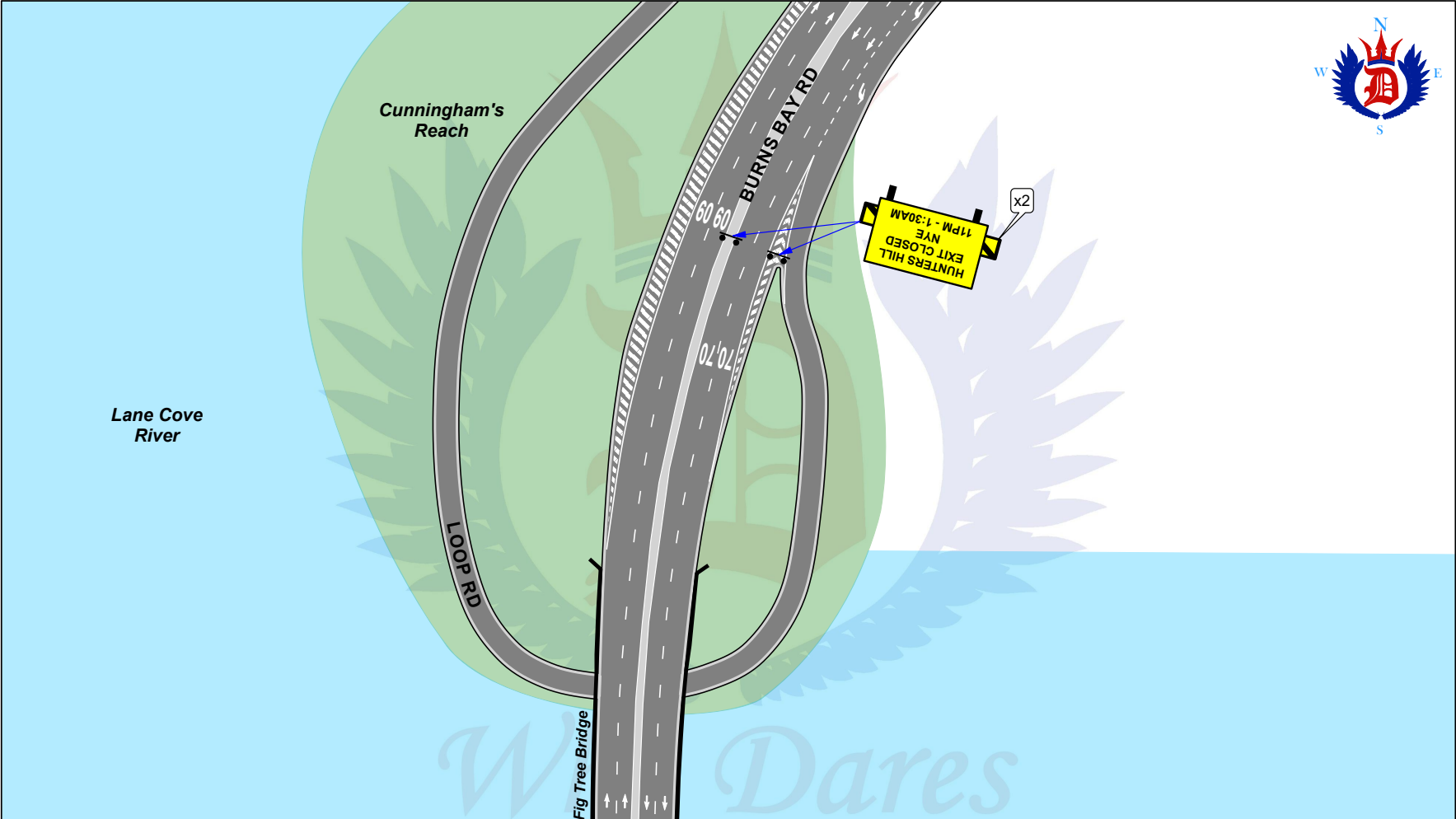
TGS	03
DATE	Tue 31st Dec 2024

Drawn by: Tim Emslie
SafeWork PWZ Card No. TCT0073149
for Who Dares Pty Ltd

Signature:

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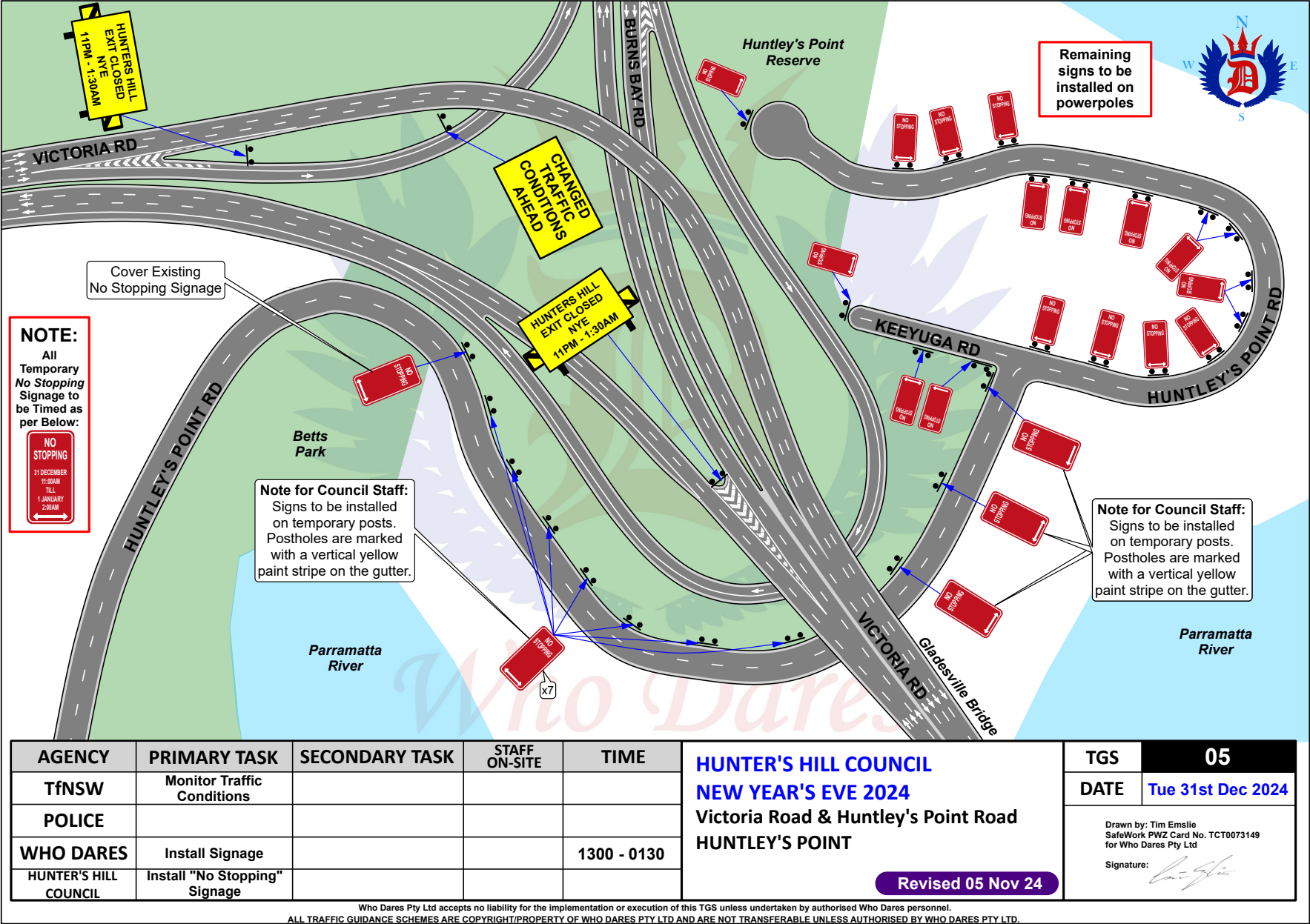
AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME
TfNSW	Monitor Traffic Conditions			
POLICE				
WHO DARES	Install Signage			1300 - 0130
HUNTER'S HILL COUNCIL				

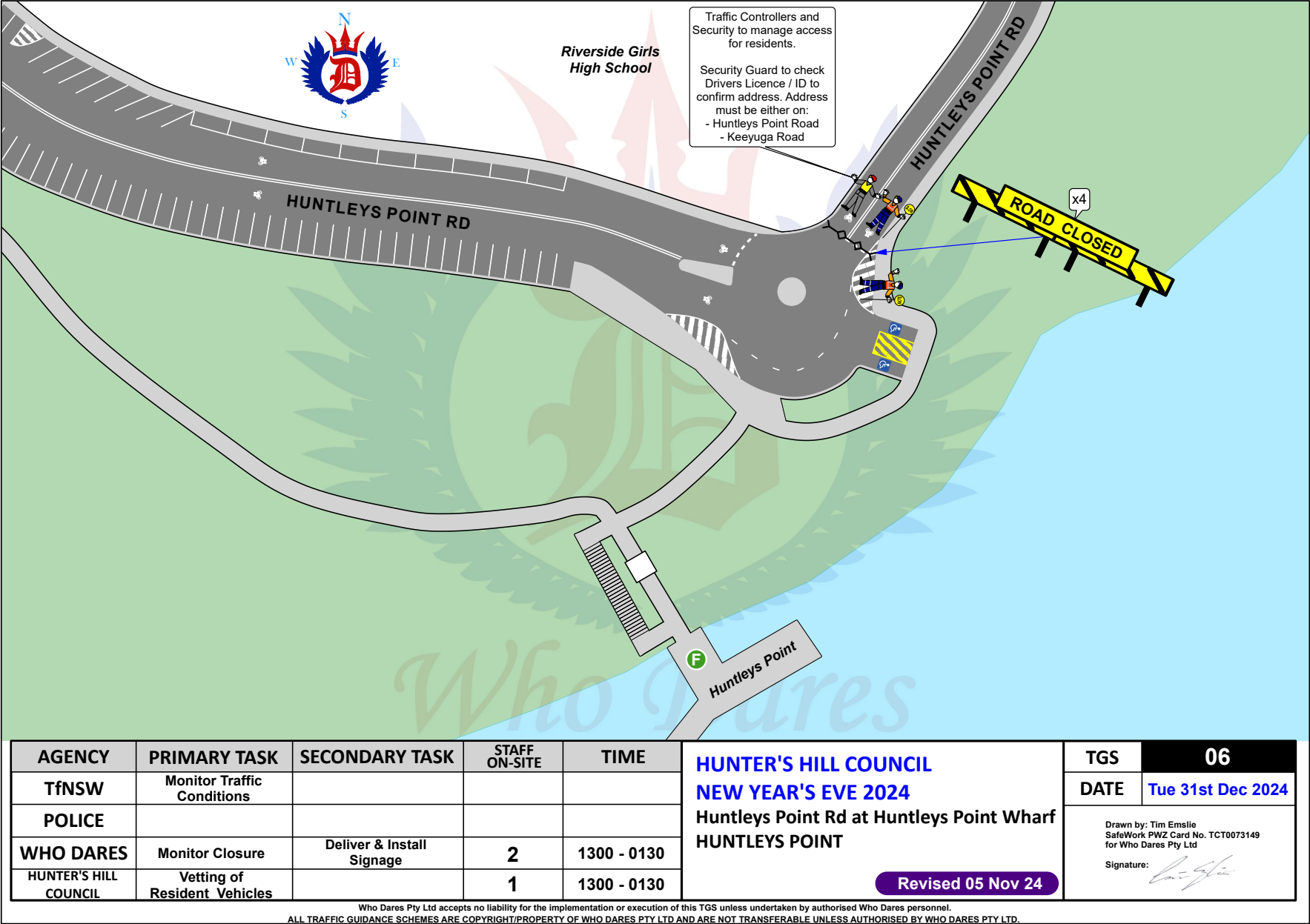
HUNTER'S HILL COUNCIL
NEW YEAR'S EVE 2024
Burns Bay Road at Cunningham's Reach
LINLEY POINT

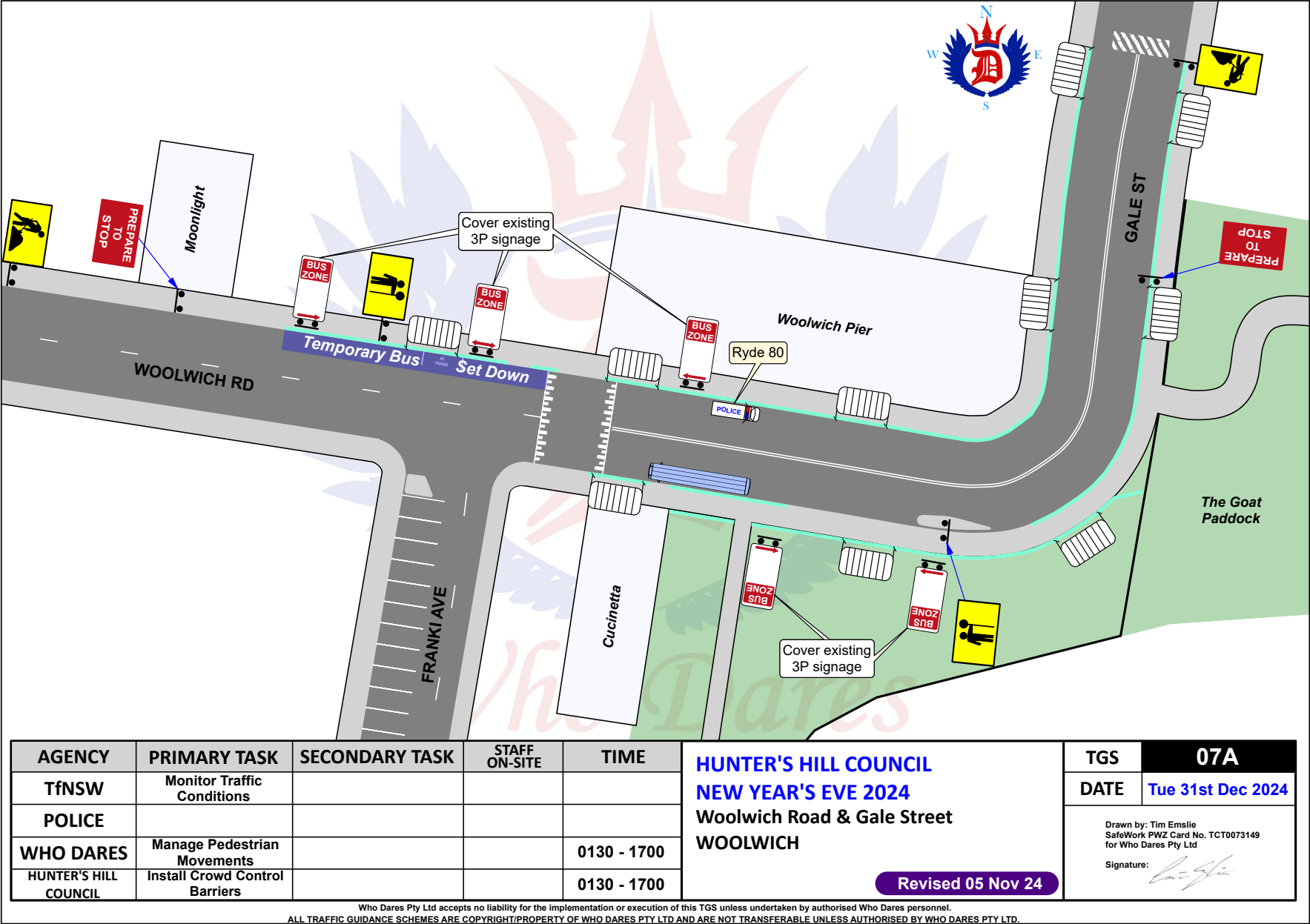
Revised 05 Nov 24

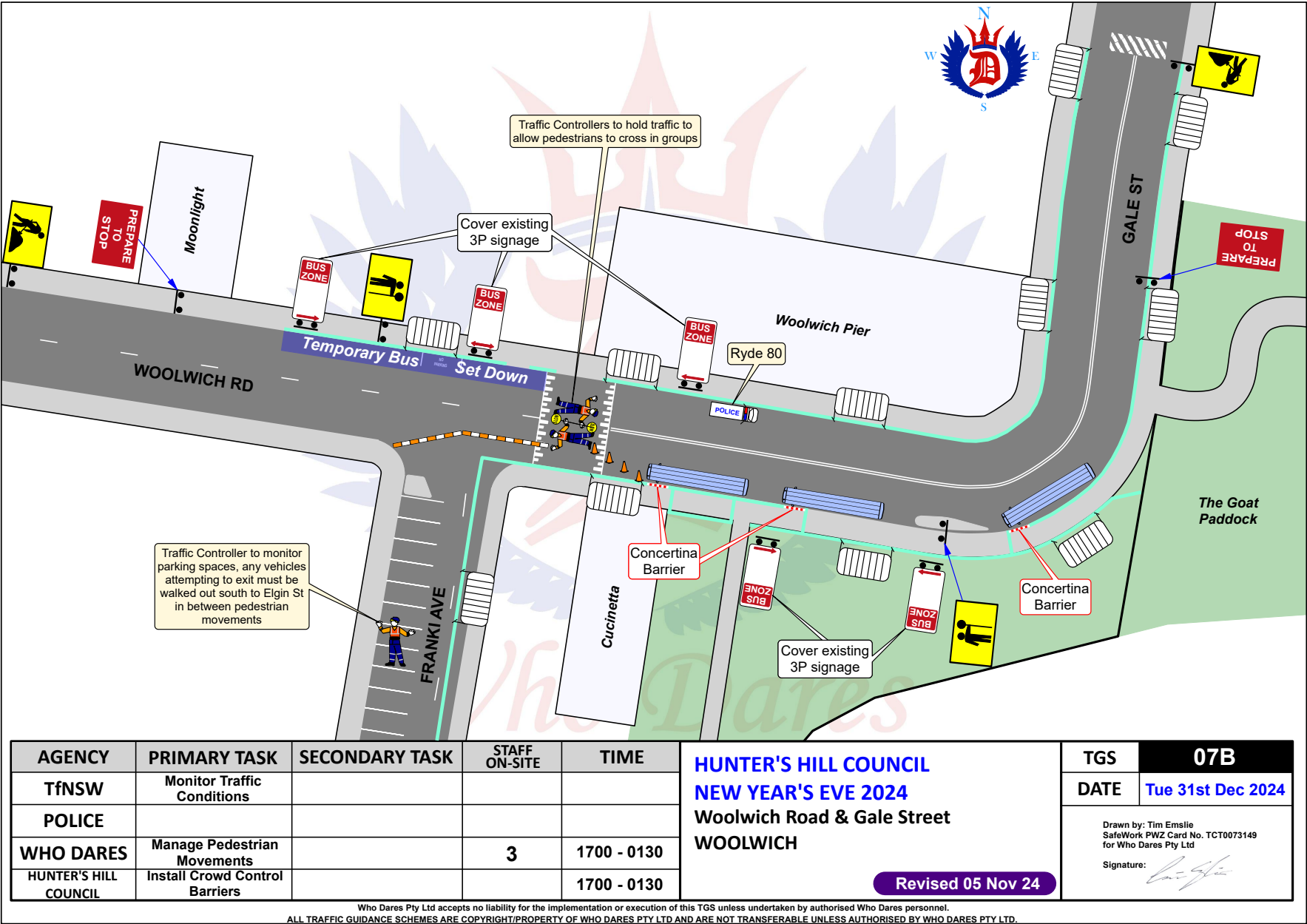
TGS	04
DATE	Tue 31st Dec 2024
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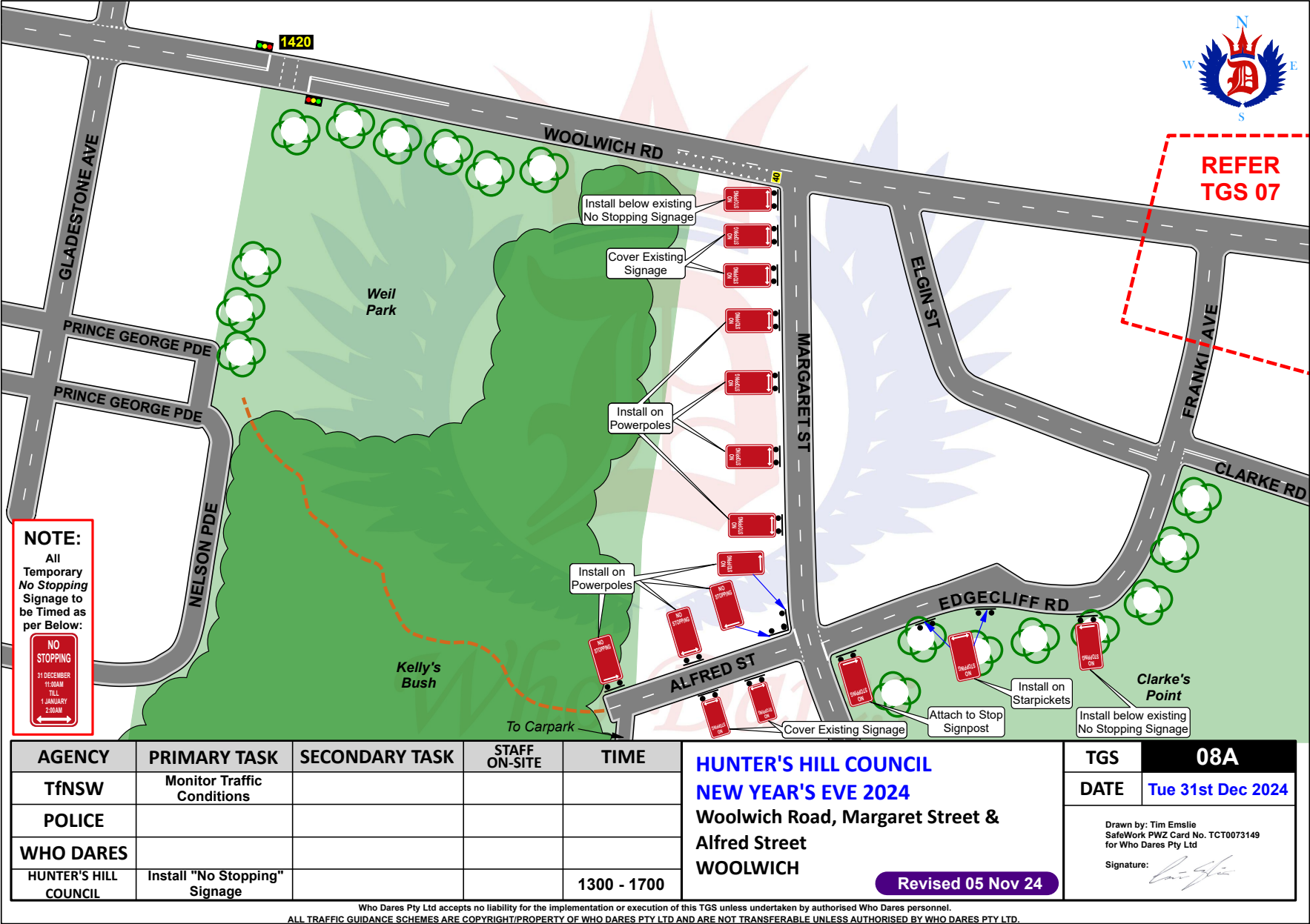
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NOTE:
All Temporary No Stopping Signage to be Timed as per Below:

NO STOPPING
31 DECEMBER 11:00AM
TILL 1 JANUARY 2:00AM

INSTALLATION INSTRUCTIONS:
- Install below existing No Stopping Signage
- Cover Existing Signage
- Install on Powerpoles
- Install on Starpickets
- Attach to Stop Signpost
- Install below existing No Stopping Signage

ROAD CLOSED (x2)

REFER TGS 07

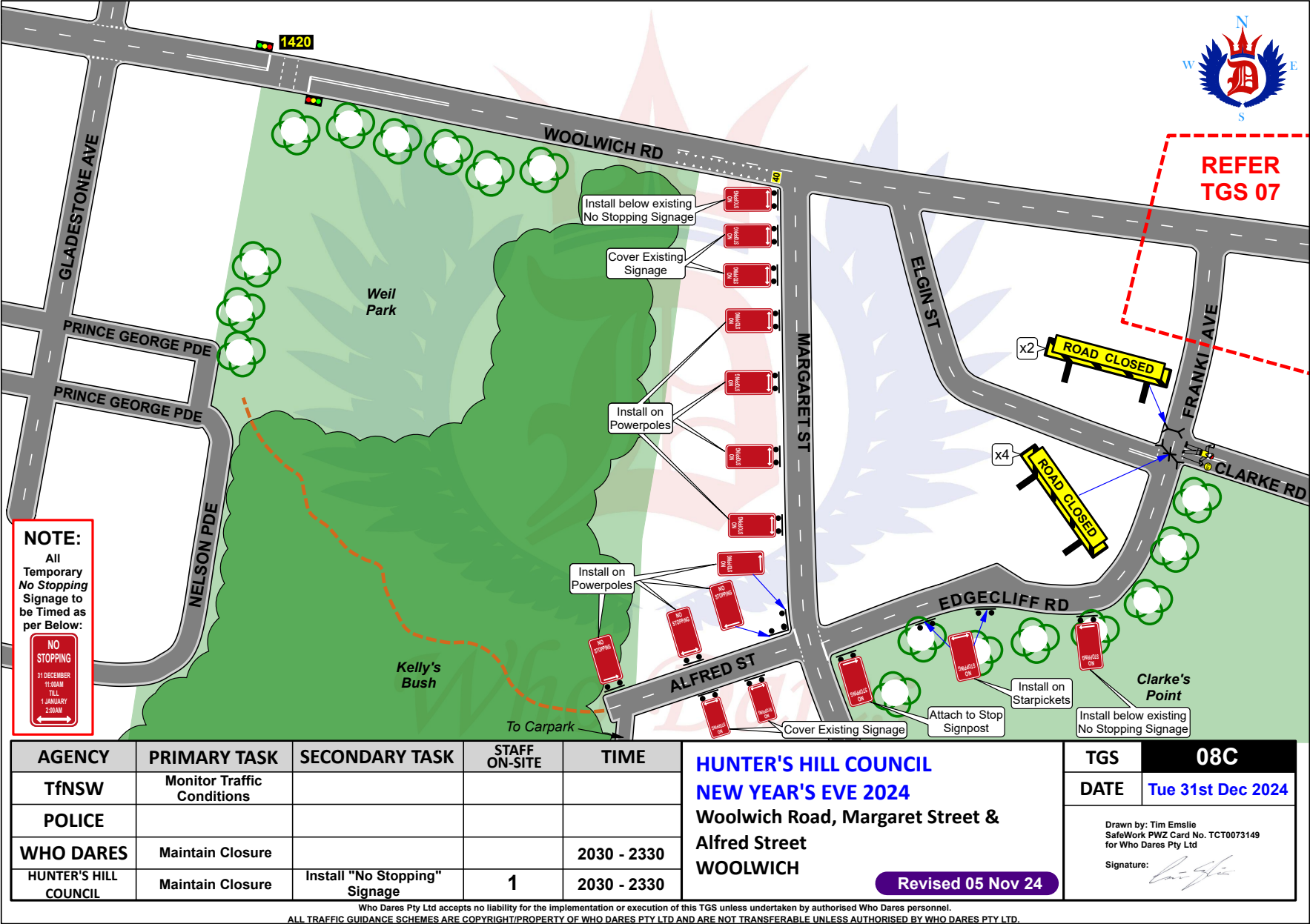
AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME
TfNSW	Monitor Traffic Conditions			
POLICE				
WHO DARES	Maintain Closure			1700 - 2030
HUNTER'S HILL COUNCIL	Install "No Stopping" Signage			1700 - 2030

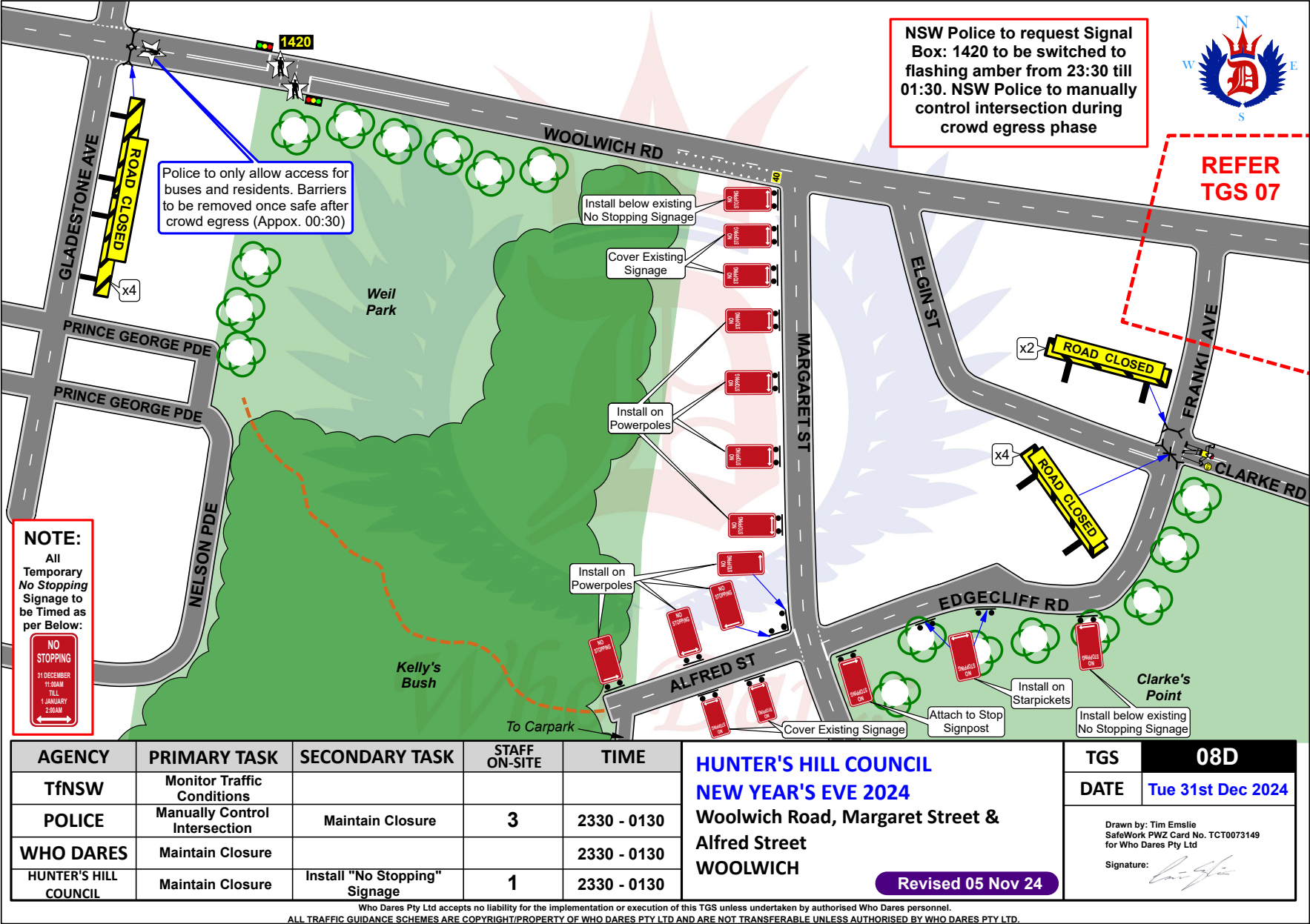
HUNTER'S HILL COUNCIL
NEW YEAR'S EVE 2024
Woolwich Road, Margaret Street & Alfred Street
WOOLWICH

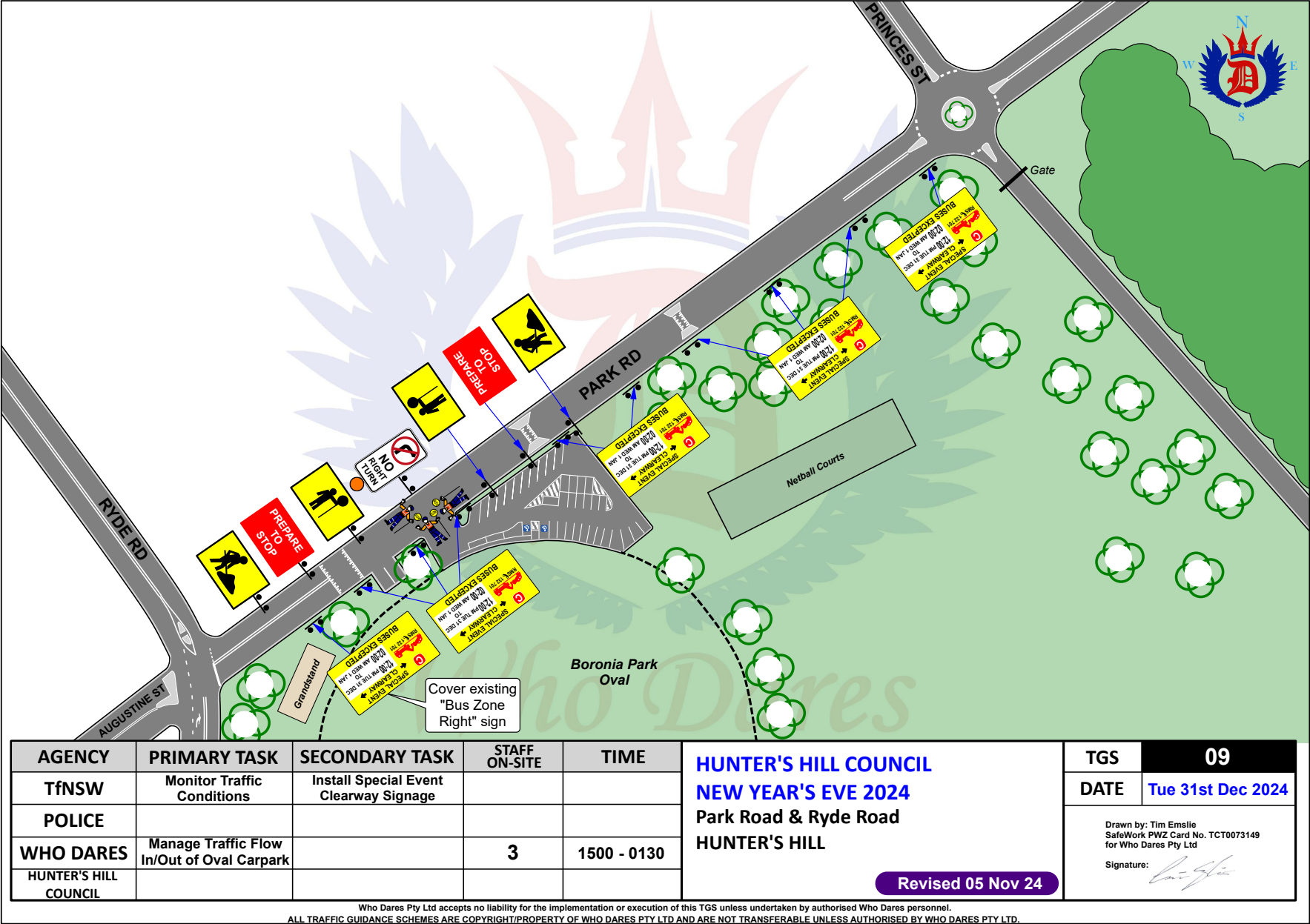
Revised 05 Nov 24

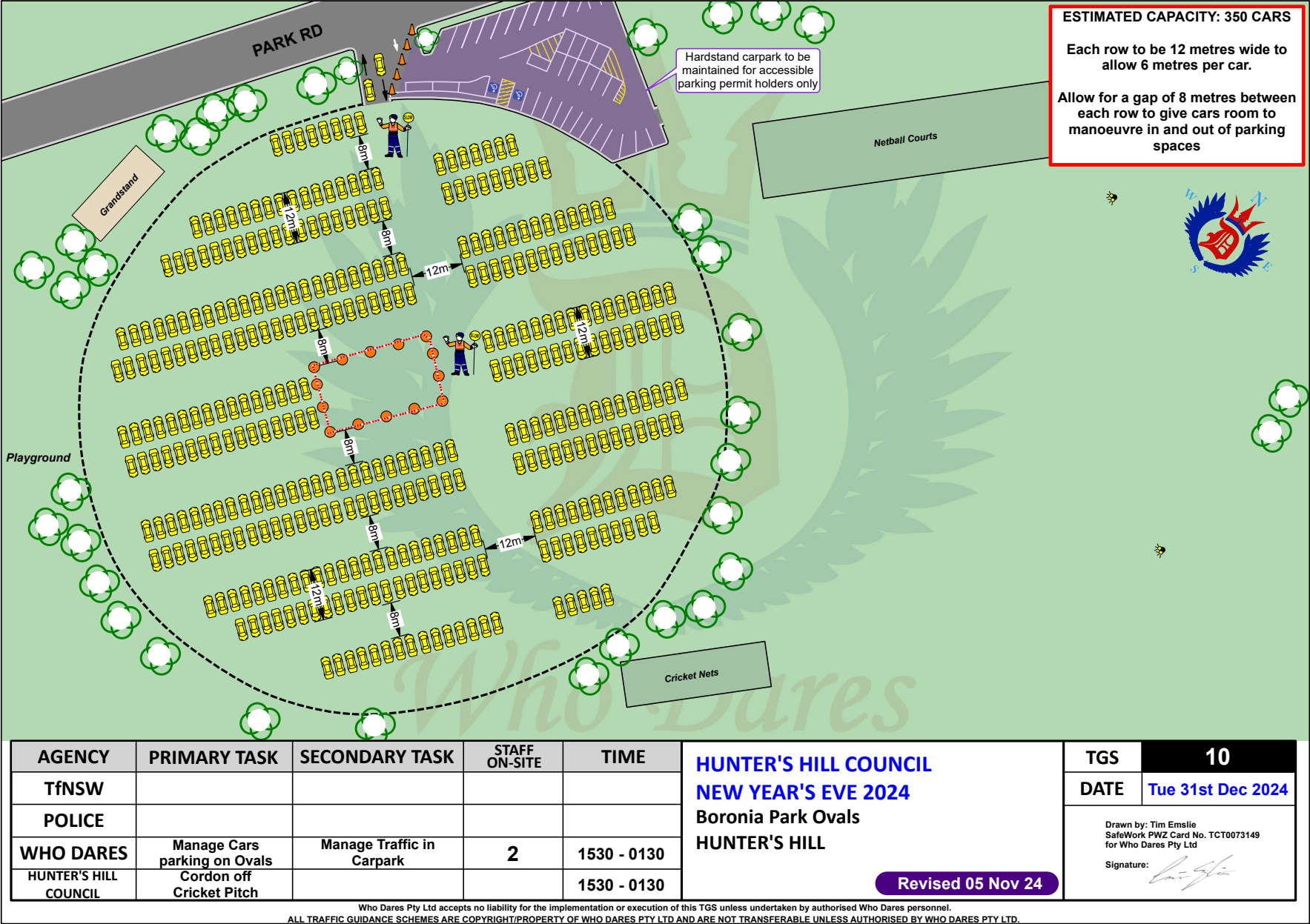
TGS	08B
DATE	Tue 31st Dec 2024
Drawn by: Tim Emslie SafeWork PWZ Card No. TCT0073149 for Who Dares Pty Ltd Signature:	

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From Mon 23rd Dec till
10:30 on Tue 31st Dec 24

From 10:30 on Tue 31st Dec 24 till
01:30 on Wed 1st Jan 25

**NYE
WOOLWICH
PENINSULA
CLOSED**

**BUSES
FROM
BORONIA
PARK**

BUSES FROM BORONIA PARK

1	<p>NYE WOOLWICH PENINSULA CLOSED</p>
2	<p>POLICE CHECK RESIDENT CARS ONLY</p>


2 POLICE
CHECK
RESIDENT
CARS ONLY

HUNTER'S HILL COUNCIL
NEW YEAR'S EVE 2024
Ryde Road & Augustine Street
HUNTER'S HILL

Revised 05 Nov 24

TGS	11
DATE	Tue 31st Dec 2024

Drawn by: Tim Emslie
 SafeWork PWZ Card No. TCT0073149
 for Who Dares Pty Ltd

Signature: 

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From Mon 23rd Dec till
10:30 on Tue 31st Dec 24

From 10:30 on Tue 31st Dec 24 till
01:30 on Wed 1st Jan 25

**NYE
WOOLWICH
PENINSULA
CLOSED**


**BUSES
FROM
BORONIA
PARK**

1	NYE WOOLWICH PENINSULA CLOSED
2	POLICE CHECK RESIDENT CARS ONLY



HUNTER'S HILL COUNCIL
NEW YEAR'S EVE 2024
Gladesville Road & Joubert Street
HUNTER'S HILL

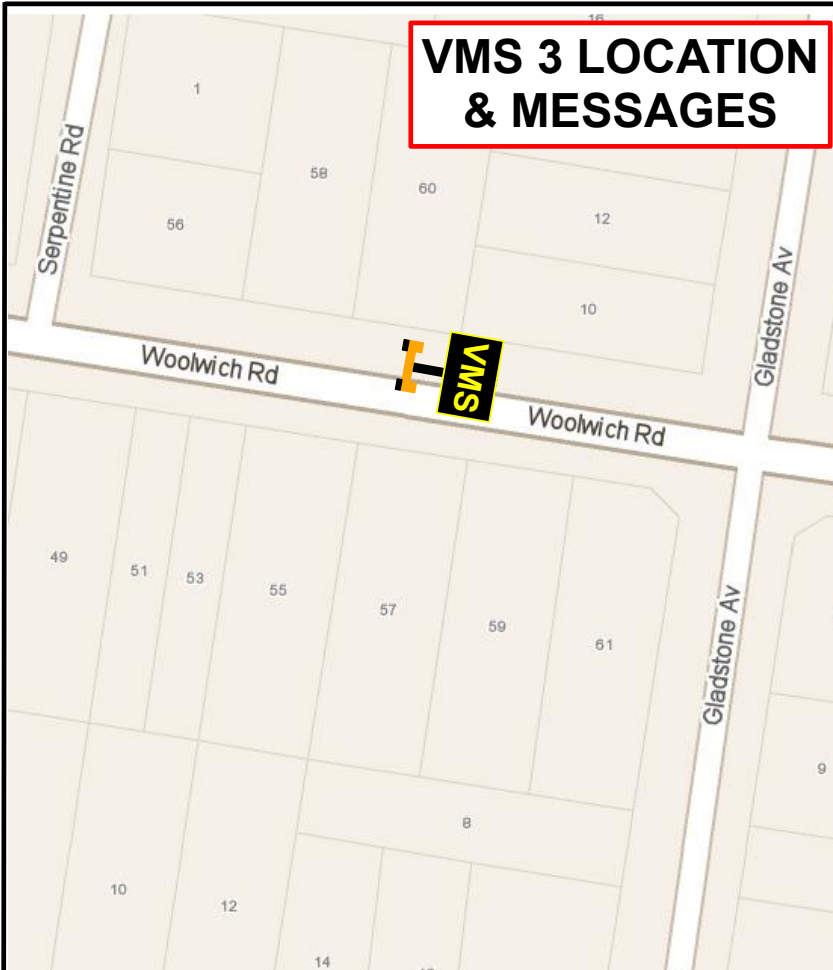
Revised 05 Nov 24


TGS	12
DATE	Tue 31st Dec 2024
<p>Drawn by: Tim Emslie SafeWork PWZ Card No. TCT0073149 for Who Dares Pty Ltd</p> <p>Signature: </p>	

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VMS 3 LOCATION & MESSAGES





PRIOR TO EVENT
From Mon 23rd Dec till
10:30 on Tue 31st Dec 24


SCREEN 1
NYE
WOOLWICH
PENINSULA
CLOSED

SCREEN 2
BUSES
FROM
BORONIA
PARK

EVENT DAYS
From 10:30 on Tue 31st Dec 24 till
01:30 on Wed 1st Jan 25

SCREEN 1
NYE
WOOLWICH
PENINSULA
CLOSED

SCREEN 2
POLICE
CHECK
RESIDENT
CARS ONLY

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME		TGS	
TfNSW					HUNTER'S HILL COUNCIL NEW YEAR'S EVE 2024 Ryde Road & Augustine Street HUNTER'S HILL <div style="background-color: #4b4b9b; color: white; padding: 5px; display: inline-block; margin-top: 10px;">Revised 05 Nov 24</div>	DATE	13
POLICE							
WHO DARES							
HUNTER'S HILL COUNCIL	Install VMS Boards						Drawn by: Tim Emslie SafeWork PWZ Card No. TCT0073149 for Who Dares Pty Ltd Signature: 

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Item 4.9

Attachment 1

Page 478

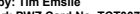


From 10:30 on Tue 31st Dec 24 till
01:30 on Wed 1st Jan 25

SCREEN 1
RESIDENT & PERMIT
HOLDERS
ONLY

SCREEN 2
→

SCREEN 3
OTHER
VEHICLES
←

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	HUNTER'S HILL COUNCIL NEW YEAR'S EVE 2024 Reiby Road & The Avenue HUNTER'S HILL	TGS	14
TfNSW						DATE	Tue 31st Dec 2024
POLICE						Drawn by: Tim Emslie SafeWork PWZ Card No. TCT0073149 for Who Dares Pty Ltd Signature: 	
WHO DARES							
HUNTER'S HILL COUNCIL	Install VMS Boards						
					Revised 05 Nov 24		

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TRANSPORT MANAGEMENT PLAN

New Year's Eve

Tuesday 31st December 2024

PREPARED ON BEHALF OF



Who Dares

Version 1.2
17th October 2024

By

TRAFFIC PLANNERS
SAFETY CONSULTANTS

WHO DARES PTY LTD
SHED 8 / 1 CANAL ROAD
LEICHHARDT 2040
P.O. BOX 187
FIVE DOCK 2046

Ph: 02 9569 9922
Fax: 02 9569 9933

Event Organiser: **Hunter's Hill Council**

Document Author: **Tim Emslie**
Who Dares Pty Ltd
Prepare a Work Zone Traffic Management Plan
Certificate: TCT0073149
Phone: 02 9569 9922

Version Control

Version	Date	Status	Comments
Version 1.0	24 th September 2024	Draft	1 st Draft
Version 1.1	2 nd October 2024	Draft	Minor Amendments
Version 1.2	17 th October 2024	FINAL	Minor Adjustments to Clearways

1. INTRODUCTION

1.1 Introduction

This plan has been prepared for **Hunter's Hill Council**.

It has been prepared after discussions with Hunter's Hill Council and Who Dares.

The plan relates to road closures for the New Year's Eve event held on Sunday 31st December 2024.

1.2 Objective

It is the objective of this report to set out the means and measures by which roads may be closed to through traffic so that the event described above may take place.

The plan will include a description and detailed plan of the proposed measures, will identify and assess the impact of the proposed measures, will discuss the impact of re-assigned traffic, the proposal's effect on public transport services and what provisions are to be made for Emergency Services vehicles, heavy vehicles, cyclists and pedestrians. Furthermore, the plan will assess the effect of the proposal on existing and future developments within the vicinity, the possible flow on effects for traffic in adjoining Council Areas and finally will include a discussion about the requirement for a public consultation process with respect to the proposal.

1.3 Authority of the TMP

This Transport Management Plan (TMP) when approved by the relevant authorities becomes the prime document detailing the traffic, transport and pedestrian arrangements under which the New Year's Eve event, will operate.

In case of emergencies, or for the management of incidents, the NSW Police are not subject to the conditions of this TMP but should endeavour to inform other agencies of the nature of the incident and the Police response.

2. EVENT DETAILS

2.1 Event summary

Event Name:	New Year's Eve
Event Date:	Tuesday 31 st December 2024
Event Start Time:	11:00 hours
Event Finish Time:	01:30 hours

2.2 Key Event Planning Contact Names

Hunter's Hill Council

Leanne Stathakis	Phone	02 9879 9400
Traffic and Transport Officer	Mobile	0425 228 862
	Email	stathakisl@huntershill.nsw.gov.au

Sam Urquhart	Phone	02 9879 9400
Director Infrastructure and	Mobile	0417 115 824
Environmental Sustainability	Email	urquharts@huntershill.nsw.gov.au

POLICE - Ryde Police Area Command

Sergeant Robert Gallagher	Phone	02 9858 9212
	Mobile	
	Email	gall3rob@police.nsw.gov.au

Transport Management Centre

Ian de Brouwer	Phone	
Transport Operations Planner	Mobile	0438 366 915
Major Events	E-mail	ian.debrouwer@transport.nsw.gov.au

Traffic Contractor – Who Dares Pty. Ltd.

Tim Emslie	Phone	02 9569 9922
Senior Events Manager	Mobile	0477 014 173
	E-mail	tim@whodares.com.au

2.3 Brief Description of the event

New Year's Eve is Hunter's Hill Council's biggest annual event in regards to traffic management and control. Ingress and egress to and from the Peninsula is coordinated by NSW Police Ryde Area Command with assistance from Transport for NSW, Busways and Hunter's Hill Council Staff.

Changes to traffic flow and parking occur at multiple points within the LGA and include installation of Special Event Clearways, No Stopping and Detours. Various public carparks and parking spaces are also closed.

It is anticipated that approximately 12,000 people will attend Clarkes Point to watch the New Year's Eve fireworks.

3. TRAFFIC AND TRANSPORT MANAGEMENT

3.1 Road Closures from 11:00 on Tuesday 31st December 2024 till 01:30 on Wednesday 1st January 2025

The entire Woolwich Peninsula will be closed east of the Church Street overpass from 11:00 on Tuesday 31st December 2024 until 01:30 on Wednesday 1st January 2025. This year there are no entry passes available for friends and family of residents. Access will only be available to residents and vehicles with a booking at one of the commercial businesses on the peninsula. NSW Police will have a list of vehicle registration plates that have pre-booked access for restaurant/business staff and patrons as well as people that are staying on Cockatoo Island.

In addition, the Huntleys Point Peninsula will be closed north of the Huntleys Point Road roundabout at the Huntleys Point wharf from 13:00 on Tuesday 31st December 2024 until 01:30 on Wednesday 1st January 2025. Access will only be available to residents who must drive down to the roundabout to collect guests if they do not wish to walk in.

The purpose of these road closures is to regulate the volume of traffic entering the peninsulas and to prevent congestion and parking problems. This will ensure public safety and enable emergency access. Police will be enforcing the road closure. Roads will be reopened on NSW Police orders.

3.2 Contingency Road Closures from 23:30 on Tuesday 31st December 2024 till 01:30 on Wednesday 1st January 2025

From 23:30 on Tuesday 31st December 2024 until 01:30 on Wednesday 1st January 2025 a contingency is in place to close both the off ramps from Burns Bay Road to the Church Street overpass. This will reduce the amount of vehicle traffic at the overpass during the egress phase following the midnight fireworks.

3.3 Temporary No Stopping Zones from 11:00 on Tuesday 31st December 2024 till 01:30 on Wednesday 1st January 2025

Temporary *No Stopping* signage will be installed by Hunters Hill Council for the duration of the event at the following locations:

- Joubert Street at Rose Street (eastern side)
- Huntley's Point Road between Betts Park & Keeyuga Road (northern/western side)
- Huntley's Point Road between No. 24 & No. 44 (western side)
- Huntley's Point Road between No. 65 & Huntley's Point Reserve (northern side)
- Keeyuga Road west of Huntley's Point Road (both sides)
- Margaret Street between Woolwich Road & Alfred Street (western side)
- Alfred Street west of Margaret Street (both sides)
- Alfred Street between Margaret Street & No. 18 (southern side)
- Edgecliff Road between Margaret Street and Eglin Street (southern side)

3.4 Special Event Clearways from 11:00 on Tuesday 31st December 2024 till 02:00 on Wednesday 1st January 2025

All Special Event Clearways (SECs) will be managed by the Transport Management Centre (TMC), and contracted tow truck companies. Police will be able to report illegally parked vehicles to the TMC, which has direct contact with the tow truck drivers. In addition, the tow company will be observing conditions along the SECs and will remove any offending vehicles they may locate.

Signage associated with the SECs will be erected by the TMC, at least 7 days prior to the event. These signs indicate the period in which the SEC is in force.

The following Special Event Clearways will be in operation from 11:00 on Tuesday 31st December 2024 until 02:00 on Wednesday 1st January 2025

- Park Road between Bus Stop 211017 and Princes Street (eastern side)
** Special Event Clearway – Buses Excepted **
- Ryde Road between Mark Street / Martin Street & Gladesville Road (both sides)
- Gladesville Road between Ryde Road & Joubert Street (both sides)
- Victoria Road (westbound) from Gladesville Bridge to footbridge (northern side)
- Burns Bay Rd slip road into Victoria Rd (westbound) (eastern/southern side)
- Reiby Road between Church Street and St Malo Reserve (both sides)
- The Avenue between Reiby Road & Mount Street (southern side)
- Church Street between Durham Street and Herberton Avenue (northern side)
- Church Street between Durham Street and Mount Street (southern side)
- Alexandra Street between Mount Street and Ferry Street (southern side)
- Ferry Street between Alexandra Street and Woolwich Road (both sides)
- Woolwich Road between Ferry Street and Gale Street (southern side)
- Woolwich Road between Serpentine Avenue and Gladstone Avenue (northern side)
- Woolwich Road between Elgin Street and Gale Street (northern side)
** Special Event Clearway – Buses & Police Vehicles Excepted **
- Gale Street between Woolwich Road and The Point Road (both sides)
- The Point Road between Gale Street and Hunter Street (southern side)
** Special Event Clearway – Buses Excepted **
- The Point Road between Hunter Street and Valentia Street (southern side)
- Valentia Street south of The Point Road (both sides)
** Special Event Clearway – Buses Excepted **
- Elgin Street between Woolwich Road and Franki Avenue (both sides)
- Franki Avenue between Woolwich Road and Clarke Road (eastern side)
- Clarke Road between Franki Avenue and Hunters Hill Sailing Club Carpark (southern side)

3.5 Parking

Limited street parking is available on the Woolwich Peninsula and no vehicles without proof of residency or a booking at one of the commercial businesses on the peninsula will be granted access after the road closures are in place.

The Clarkes Point carpark will be closed off on the 30th December by Hunters Hill Council representatives.

3.6 Public Transport

The 538 & 505 bus services will be unaffected by the Woolwich Peninsula road closures. They will run to their regular timetable.

The 252, 530 & 536 bus services will be affected by the closure of the Church Street overpass off ramps. NSW Police will be onsite to manage access for these buses but they may experience delays.

Transport for NSW to advise if they will be operating as per the normal timetable. Public transport will be promoted as the best way to get to and from the event.

For trip planning: <http://www.transportnsw.info/>

3.7 Boronia Park Oval Park and Ride Service

A temporary carpark will be setup and managed on Oval 1 at Boronia Park. Access to the oval will be via a left turn only, No Right Turn signage will be installed. A shuttle bus service will be in operation from 14:00 – 01:30 between Boronia Park and Clarkes Point to allow patrons to get to and from the event. Patrons will need to use an Opal Card to utilise this service.

3.8 Construction, traffic calming and traffic generating developments

At present, there is no indication of construction works that will be of impact to the event. There are no traffic calming devices or traffic generating developments along the route.

3.9 Traffic Control

Who Dares & NSW Police will oversee implementation of the Traffic Guidance Schemes, including road closures. The road closure at Huntleys Point Road will be managed by Traffic Controllers and security personnel who can check identification.

3.10 Manual Control of Traffic Signals

A contingency is in place for Traffic Signal Box No. 1397 at the Church Street overpass to be switched to flashing amber between 23:30 and 01:30. During these times NSW Police will manually control these intersections for pedestrian safety during the egress phase following the midnight fireworks.

3.11 Heavy Vehicle impacts

Heavy vehicles can expect traffic delays around the event precinct due to increased traffic.

4. RISK MANAGEMENT - TRAFFIC

4.1 Occupational Health & Safety – Traffic Control

“Temporary traffic management (TTM) is one of the highest risk activities on a roadwork site.”*

Hunters Hill Council are the Risk Managers for their event operations. It is Hunters Hill Council’s policy to identify and treat hazards by endeavouring to prevent or eliminate health and safety risk as far as is reasonably practicable (SFAIRP).

Who Dares as the contracted Traffic Control Company engaged by Hunters Hill Council is the Delivery Partner and will fulfill all its legal duty to advise during consultation to deliver traffic plans that reflect the joint efforts of Who Dares, Hunters Hill Council and all agencies assigned to the process of devising a plan that creates traffic and other arrangements appropriate to the safe delivery of the event.

The appropriateness of the arrangements is directly linked to the desirability of the event to the community compared with what is reasonably practicable to ameliorate inconvenience and safety risks.

Any risk treatment measure implemented by Who Dares through the Traffic Guidance Systems (TGS)s that are added to this TMP will be consistent with their obligations in accordance with the Work Health and Safety Act 2011 (NSW), Work Health and Safety Regulations 2017 (NSW) and AS/NZS ISO 31000:2018 Risk Management- guidelines.

The risk methods in this TMP will adhere to a feasibility hierarchy firstly endeavouring to eliminate risk by detouring traffic around effected areas completely separating traffic from the event. Secondly if traffic is unable to be detoured around traffic will be planned to pass the event using engineering methods to isolate risk. Some through methods will be considered under very controlled methods such as limited crossover points or emergency access.

Hunters Hill Council must develop with the help of Who Dares a plan that is appropriately resourced through accumulating sufficient data to evaluate options to produce a draft TMP for consultation and development that will create the best achievable outcome for all stakeholders.

Who Dares in its capacity as the traffic management specialist and will do all that is reasonably practicable to give advice for options to ameliorate risks that are identified.

* Transport for NSW Traffic Control at work sites, Technical Manual issue 6.1, 2022, 31.

4.2 Public Liability Insurance

Public liability insurance in the value of \$20,000,000 has been arranged. A certificate of currency which lists the NSW Police and Transport for NSW, as interested parties.

A copy is included as ***Annex 1***

4.3 Hostile Vehicle Mitigation

Hostile Vehicle mitigation strategies may be undertaken within the road closure in accordance with the event's Vulnerability Report and NSW Police direction. This information is to remain confidential.

4.4 NSW Police

Ryde Police Area Command have been notified of the event and will roster appropriate resources.

4.5 NSW Ambulance and Fire and Rescue NSW

The event organiser will notify NSW Ambulance and Fire and Rescue NSW.

4.6 Risk & Contingency Plans

Hunter's Hill Council has compiled Risk Assessments and Site-Specific Safety Plans for the events that are not included in this Transport Management Plan

Item	Verified	Action Taken
All one-way streets are as described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Road closures, barricade and signage installed. Point duty by NSW Police and or authorised Traffic Controllers.
Block access to local businesses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Confirm list of letters to residents, businesses, and car parks. Advertisement of event to general public.
Block Police vehicle access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Confirm access and consultation of routes to and within areas affected by closures with Emergency Services.
Block Ambulance access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Confirm access and consultation of routes to and within areas affected by closures with Emergency Services.
Block fire station access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Normal access to fire station facilities are maintained Confirm access and consultation of routes to and within areas affected by closures with Emergency Services.
Block heavy vehicle access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All heavy vehicles are diverted before the closure.
Restricted movements – banned turns, heavy/high vehicles	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	All vehicles are diverted before the closure.
Block Public facility (football oval, car park etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Confirm list of letters to residents, businesses, and car parks. Advertisement of event to general public.
Block public transport access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Police to manage access as required
Can route use alternatives such as bicycle tracks, paths, parks, bush tracks etc.?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	None required
Construction – existing, proposed that may conflict	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	None required

Item	Verified	Action Taken
Numbers of lanes and their width are as described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>None required</i>
Road signage – existing/temporary	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Temporary signage Installed and removed by Who Dares Traffic Management.</i> <i>Special Event Clearway signage will be installed by the TMC.</i>
Route impeded by traffic calming devices?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>None required</i>
Signalised intersections (flashing yellow? Point duty?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>As required by NSW Police</i>
Tidal flows	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>None required</i>
Traffic generators – shopping centres, schools, churches, industrial area, hospitals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Advertisement of event to general public.</i>
Traffic movement contrary to any Notice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Under the direction of Police or traffic controllers</i>
Traffic signals are as described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Controlled by TMC</i>
Turning lanes are as described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>None required</i>
Letter Drop Zone Maps to indicate precincts mailed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Attached in annexes (TBC)</i>

This section of the Transport Management Plan describes the contingency plans for the event. The contingency plan checklist identifies all possible issues/risks that may interfere with the event and the action to be taken to minimise the disturbance of the event.

Issues/Risks	Applicable	Action Taken
Heavy Weather	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If heavy weather may cause crowds to depart early
Flood hazard on the route	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TMC / TfNSW and Police provide diversions around flooded area.
Flood hazard at the parking area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Event organiser to close parking area and direct to hardstand parking.
Parking during Wet weather	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Local Car parks only.
Bush fire hazard	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	For major local/regional bushfire hazard affecting general public health or transport to greater Sydney, take direction from NSW Police
Accident on the route	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If CCTV monitored by TMC. Facilitate emergency response to area.
Breakdown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If CCTV monitored by TMC. Facilitate response to area.
Absence of marshals and volunteers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Re-deploy existing staff as required.
Block public transport access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Managed access for taxis and buses to various hotels and businesses.
Slow participants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Delayed Event	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cancellation of Event	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cancellation of any aspect of the event will be communicated by the event organiser.
Security of participants/general public	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Provided by event organiser.
Security of very important persons (VIP's)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	As Required.

It shall be noted that Transport Management Plan (TMP) and particularly Traffic Control Plans (TCP's) are seen as risk control measures, but alone they cannot substitute for a compliant and detailed event Risk Assessment.

Contingency form part of the risk assessment and management plan and will be addressed in the Overall Event Risk Assessment.

4.7 Regulatory Framework

This Transport Management Plan has been written in accordance with the following Act, Regulation, Australian Standards and Road Design Technical Direction

- WHS Act 2011
- WHS Regulation 2017
- AS/NZS ISO 31000: Risk Management - Principles and Guidelines
- ISO 31000:2018 - Principles and Guidelines on Implementation
- ISO/IEC 31010:2019 - Risk Management - Risk Assessment Techniques
- ISO Guide 73:2009 - Risk Management – Vocabulary
- Traffic control at work sites – TfNSW V6.1 February 2022
- AS 1742.2-2019 Manual of uniform traffic control devices - Traffic control devices for general use
- AS 1743-2018 Road signs - Specifications
- AS/NZS 1906.4:2010 Retro-reflective materials and devices for road traffic control purposes - High-visibility materials for safety garments
- AS 3996-2006 Access covers and grates
- AS 1742.10-2019 Manual of uniform traffic control devices - Pedestrian control and protection
- AS 1742.13-2019 Manual of uniform traffic control devices - Local area traffic management
- AS 1742.3-2019 Manual of uniform traffic control devices - Traffic control for works on roads

5. MINIMISING IMPACT ON THE NON-EVENT COMMUNITY AND EMERGENCY SERVICES

5.1 Access for residents, businesses, hospitals and emergency vehicles

Residents will need to show proof of residency to gain access to the peninsula. Any vehicles attending one of the commercial businesses on the peninsula will need to show proof of a booking.

Access for Emergency Service Vehicles will be maintained at all times throughout the event road closures. NSW Police will monitor all closure points and grant access when required.

There may be disruption to other residents and businesses within the vicinity of the road closures.

Transport Management Centre Network Operations Staff based in the TMC will monitor traffic conditions.

5.2 Advertise the traffic management arrangements

All residents and business will be notified of the event through:

- Letterbox drop will be conducted for impacted residents and businesses within and near the road closure.
- Road Closure and Special Event Clearway information to be displayed on www.livetraffic.com

5.3 Permanent Variable Message Signs

The Transport Management Centre may utilise the overhead electronic boards to advertise the road closures.

5.4 Portable Variable message Signs

4x portable variable message signs (VMS) will be positioned to assist motorists around the event site. These same VMS boards will be used to advertise the closures one week prior to the event.

Refer TGS 11-14

6. PRIVACY NOTICE

The "Personal Information" contained in the completed Transport Management Plan may be collected and held by the NSW Police, Transport for NSW, or Local Government.

I declare that the details in this application are true and complete. I understand that:

The "personal information" is being collected for submission of the Transport Management Plan for the event described in Section 1 of this document;

I must supply the information under the Road Transport Legislation (as defined in the Road Transport (General) Act 1999) and the Roads Act 1993;

Failure to supply full details and to sign or confirm this declaration can result in the event not proceeding;

The "personal information" being supplied is either my own or I have the approval of the person concerned to provide his/her "personal information";

The "personal information" held by the Police, TfNSW or Local Government may be disclosed inside and outside of NSW to event managers or any other person or organisation required to manage or provide resources required to conduct the event or to any business, road user or resident who may be impacted by the event;

The person to whom the "personal information" relates has a right to access or correct it in accordance with the provisions of the relevant privacy legislation.

7. APPROVAL

TMP Approved by:..... Date:.....

Event Organiser

8. AUTHORITY TO *REGULATE TRAFFIC

Council's traffic management requirements have been met. Regulation of traffic is therefore authorised for all non-classified roads described in the risk management plans attached to this TMP.

Regulation of traffic authorised by:..... Date:.....

Hunter's Hill Council

Transport for NSW's traffic management requirements have been met. Regulation of traffic is therefore authorised for all classified roads described in the risk management plans attached to this TMP.

Regulation of traffic authorised by:..... Date:.....

Transport for NSW

* "Regulate traffic" means restrict or prohibit the passage along a road of persons, vehicles or animals (Roads Act, 1993). Council and TfNSW require traffic to be regulated as described in the risk management plans with the layouts installed under the direction of a qualified person.

9. ATTACHMENTS

Annex 1 – Public Liability Insurance
Annex 2 – Road Closures & Special Event Clearways Map
Annex 3 – Road Occupancy Licence

10. TRAFFIC GUIDANCE SCHEMES

TGS 01A Church Street & Reiby Rd HUNTER'S HILL
TGS 01B Church Street & Reiby Rd HUNTER'S HILL
TGS 02A Burns Bay Rd, Reiby Rd & Joubert St HUNTER'S HILL
TGS 02B Burns Bay Rd, Reiby Rd & Joubert St HUNTER'S HILL
TGS 03 Burns Bay Rd at Tarban Creek Bridge HUNTER'S HILL
TGS 04 Burns Bay Rd at Cunningham's Reach LINLEY POINT
TGS 05 Victoria Rd & Huntleys Point Rd HUNTLEYS POINT
TGS 06 Huntleys Point Rd at Huntleys Point Wharf HUNTLEYS POINT
TGS 07A Woolwich Rd & Gale St WOOLWICH
TGS 07B Woolwich Rd & Gale St WOOLWICH
TGS 08A Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08B Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08C Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 08D Woolwich Rd, Margaret St & Alfred St WOOLWICH
TGS 09 Park Rd & Ryde Rd HUNTER'S HILL
TGS 10 Boronia Park Ovals HUNTER'S HILL
TGS 11 Ryde Rd & Augustine St VMS
TGS 12 Gladesville Rd & Joubert St VMS
TGS 13 Woolwich Rd west of Bus Stop 211046 VMS
TGS 14 Reiby Rd & The Avenue VMS

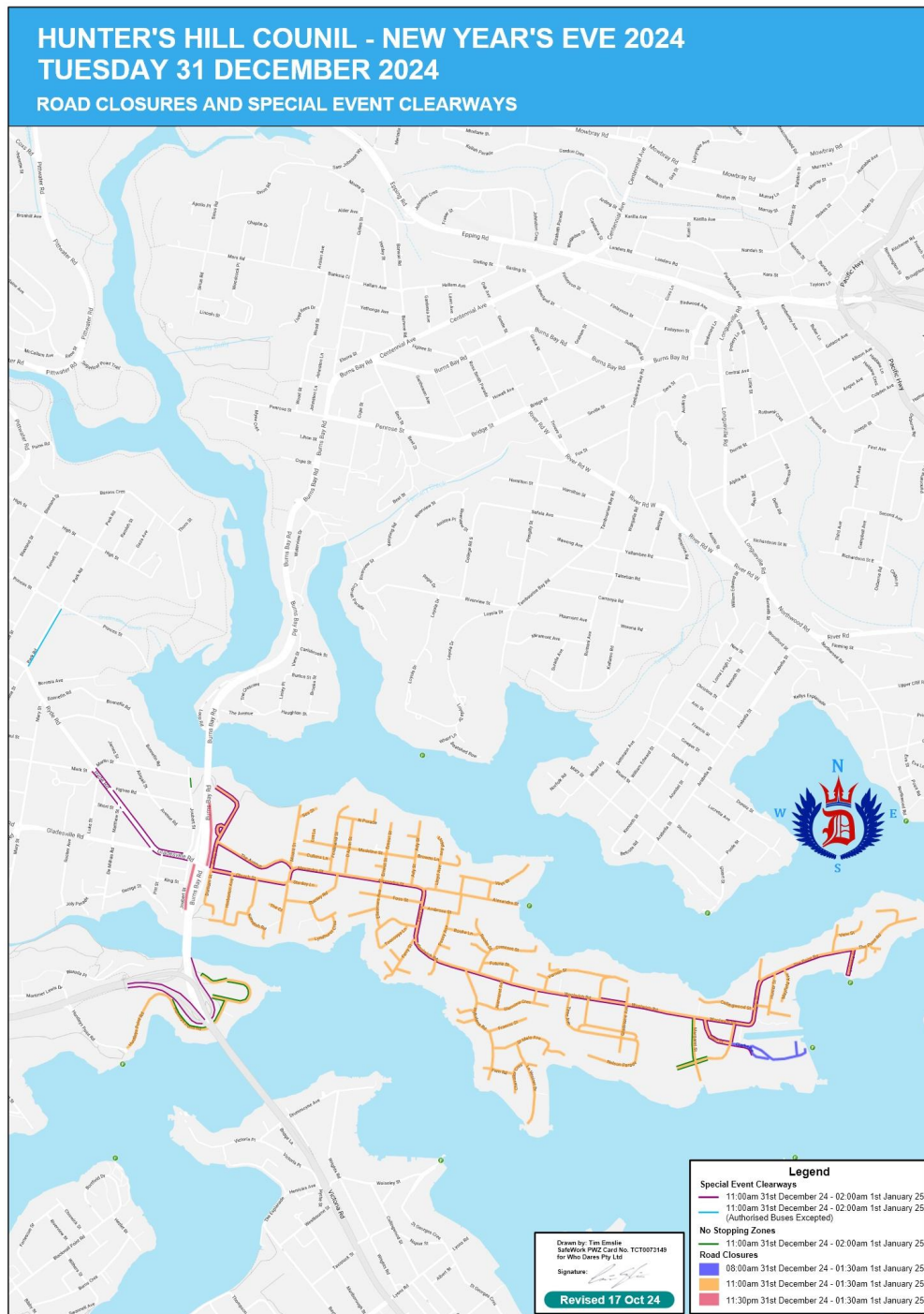
ANNEX 1

PUBLIC LIABILITY INSURANCE

(Attach when available)

ANNEX 2

ROAD CLOSURES & SPECIAL EVENT CLEARWAYS MAP

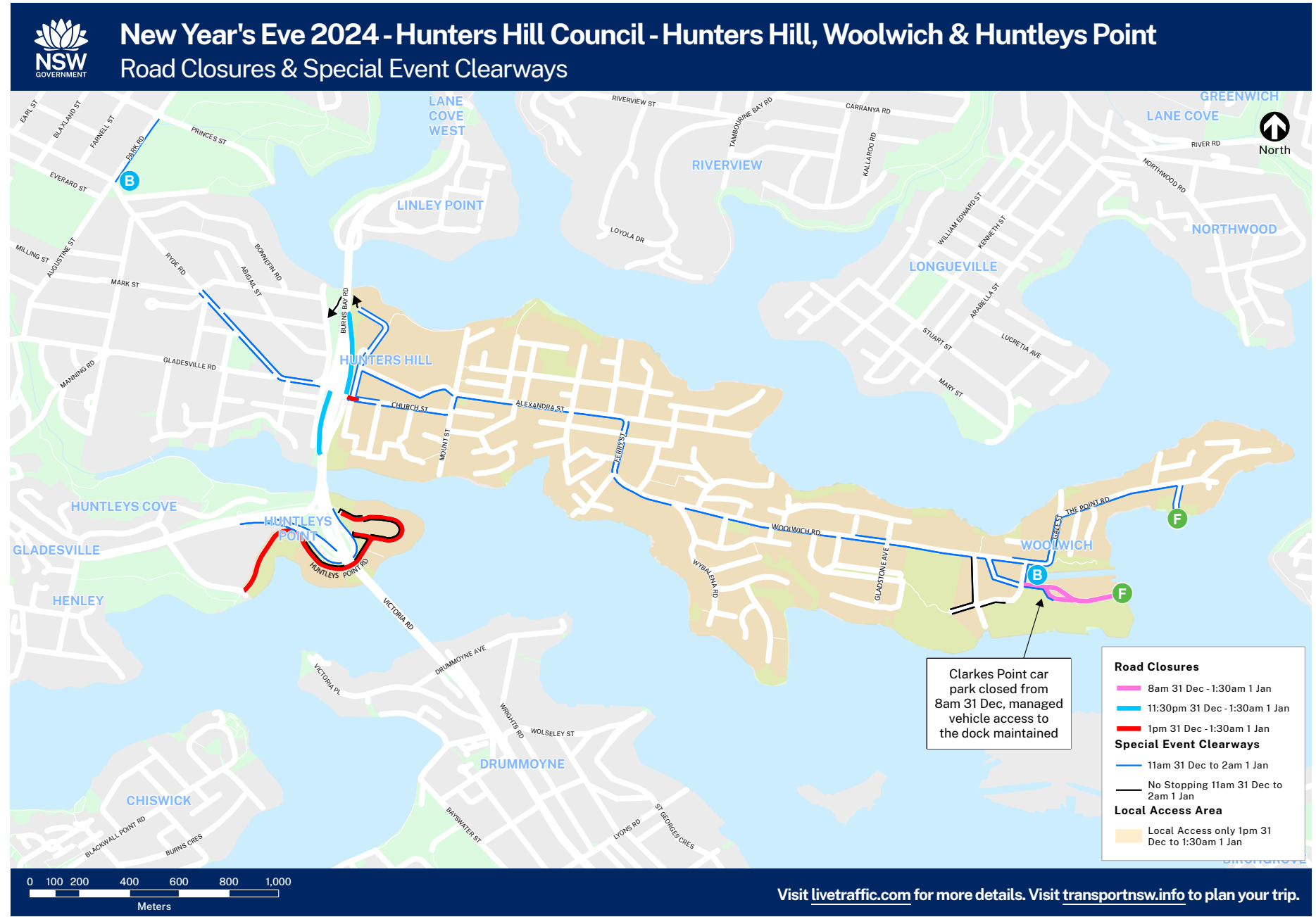
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ROAD OCCUPANCY LICENCE

ANNEX 3

(Attach when available)



ITEM NO	: 4.10
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN OCTOBER 2024
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: STEVE KOUREPIS

1.

Ref:736794

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period October 2024.

2. DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Development and Regulatory Services to exercise and perform those powers, duties and functions in line with the authority and limitations of that position. These include approval and refusal of Development Applications as per Section 10 of Hunter's Hill Council Delegations of Authority.

RECOMMENDATION

1. That the report be received and noted.

3. REPORT

Development Application No.	DA 2024-0137	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Gillian Coote	Value	N/A
Premises	31 Bonnefin Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	12.09.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	26.09.2024
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with the planting of one (1) replacement tree.		

Tree 1 – *Eucalyptus tereticornis* (Forest Red Gum)

- Mature specimen with moderate landscape Significance
- Fair health
- Partially suppressed with highly asymmetric crown form
- Crown heavily weighted towards entry footpath and dwelling
- High volumes of epicormic growth developing lower crown
- Deadwood developing in upper crown
- Extensive bark loss at base of trunk, 70% of trunk circumference comprises of dead tissue
- Extensive borer damage to dead tissue around base of trunk
- Dead cambium and decay inevitably extend into tree's root crown area
- Application proposes tree removal due to poor structural condition
- Application is supported based on the trees poor structural condition
- Replacement planting is required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
Tree 1 <i>Eucalyptus tereticornis</i> (Forest Red Gum)	Adjacent to dwelling and entry footpath	Extensive loss of bark/cambium and decay at base of trunk

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the front garden at the property	25 litre	1	<i>Alloxylon flammeum</i> (Tree Waratah) or <i>Tristaniopsis laurina</i> 'Luscious' (Water Gum cultivar) or <i>Leptospermum petersonii</i> (Lemon Scented Teatree) or <i>Melaleuca saligna</i> (Willow Bottlebrush) or <i>Corymbia eximia</i> (Yellow Bloodwood)

4.

Type of Report	Delegated Authority	Inspection Date	11.07.24
Development Application No.	DA2024/0084	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Valentino Migotto	Value	\$384,083
Premises	2B Barons Crescent, Hunters Hill	Landscaped Area	77%
Classification (BCA)	1a, 10a, 10b	Date lodged	19.06.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	23.09.24
Proposal	Alterations and additions to existing home consisting of conversion of lower ground floor to living, dining, kitchen area and carport		
Determination	Deferred Commencement Approval		

5.

Type of Report	Delegated Authority	Inspection Date	06/08/2024
Development Application No.	DA2024/00110	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Raymond Panetta	Value	\$50,000
Premises	27 Princes Street, Hunters Hill	Landscaped Area	50.2%
Classification (BCA)	1a	Date Lodged	26/07/2024
Assessing Officer	Patrick Ogisi	Determination Date	22/09/2024
Proposal	Addition of a new roof over the existing terrace at the back of house		
Determination	Approval		

6.

Type of Report	Delegated Authority	Inspection Date	04/09/2024
Development Application No.	DA20201090-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Ying Xia	Value	\$797,500
Premises	147 Pittwater Road, Hunters Hill	Landscaped Area	51%
Classification (BCA)	1a	Date lodged	02/09/2024
Assessing Officer	Patrick Ogisi	Determination Date	10/10/2024
Proposal	Demolition of existing building and construction of new dwelling. s4.55 modification - various internal and external changes.		
Determination	Refusal		

7.

Type of Report	Delegated Authority	Inspection Date	04/09/2024
Development Application No.	DA20201064-2	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	David Melocco	Value	\$2,985,305
Premises	2 Viret Street, Hunters Hill	Landscaped Area	Same as existing
Classification (BCA)	1a	Date lodged	09/08/2024
Assessing Officer	Patrick Ogisi	Determination Date	8/10/2024
Proposal	Subdivision of site into two separate lots and the construction of a single detached house on lot 2 (northern lot) and swimming pool. Inclusion of parking in approved Residential Flat Building as part of an easement over proposed lot 1. s4.56 modification for removal of one condition.		
Determination	Refusal		

8.

Type of Report	Delegated Authority	Inspection Date	4/09/24
Development Application No.	DA20240092	Zone	R2 Low Density Zone, W8 Scenic Waters Passive Use
Construction Certificate No.	N/A	Notification	Yes
Applicant	Nigel Parsons	Value	\$416,900
Premises	22 William Street, Henley	Landscaped Area	N/A
Classification (BCA)	10a, 10b	Date lodged	09/07/2024
Assessing Officer	Patrick Ogisi	Determination Date	8/10/2024
Proposal	Construction of a new timber boatshed, timber skid, rigging platform and slipway. Rebuilding of existing seawall and sea-stairs.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	6/8/24
Development Application No.	DA2024/0064 - Review	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Antonio Galati	Value	\$926,500
Premises	4A Margaret Street, Woolwich	Landscaped Area	50.10%
Classification (BCA)	1a, 10a, 10b	Date lodged	25/7/24

Assessing Officer	Patrick Ogisi	Determination Date	8/10/24
Proposal	Review of determination for construction of first floor addition, rear alfresco and swimming pool		
Determination	Approval		

Development Application No.	DA 2024-0160	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Cecilia Perkins	Value	N/A
Premises	21 Isler Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	01.10.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	15.10.2024
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with the planting of one (1) replacement tree.		

Tree 1 – *Eucalyptus scoparia* (Wallangarra White Gum)

- Mature specimen with moderate landscape Significance
- Fair health – crown density 50-75%
- Poor structural condition – large trunk wound (50% of trunk circumference) with advanced decay at wound face and emergent fungal fruiting body
- Poor form – heavily crown lifted
- Partially suppressed
- Application proposes tree removal due to safety concerns
- Application is supported based on the tree's poor structural condition
- Replacement planting is required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
Tree 1 <i>Eucalyptus scoparia</i> (Wallangarra White Gum)	Rear garden	Large trunk wound with advanced decay

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the rear garden at the property	45 litre	1	<i>Tristaniopsis laurina</i> 'Luscious' (Water Gum cultivar) or <i>Leptospermum petersonii</i> (Lemon Scented Teatree) or <i>Syzygium luehmanii</i> (Riberry)

Note 1: Please contact Council's Tree & Landscape Consultant if you would like to nominate an alternate replacement species

Note 2: The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.

Development Application No.	DA 2024-0153	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	TRUSTEES OF THE MARIST FATHERS PROVINCE OF AUSTRALIA	Value	N/A
Premises	1-3 Mary Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	26.09.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	17.10.2024
Proposal	Removal of four (4) trees		
Determination	Approve removal of four (4) trees with the planting of four (4) replacement trees.		

Trees 10, 12, 13 and 14 – *Pinus pinaster* (Maritime Pine)

- Mature specimens with moderate Landscape Significance
- Fair health with a reduced crown density (50-75%)
- A Tree Risk Assessment Report (TRA Report) has been provided in support of the Application. Trees proposed for removal are identified as Trees 10, 12, 13 and 14 within the Report, and numbered tags have been attached to the trees' trunks
- Pathology testing results (included in the TRA Report) positively identifies *Armillaria* (fungal pathogen) to have infected the root system of Tree 12. Fungal fruiting bodies have been identified throughout the trees' root zones
- *Armillaria* is a primary fungal plant pathogen causing white rot of the root and collar of trees and plants
- TRA Report identifies that *Armillaria* has likely infected all of the subject trees due to root grafting. A wide distribution of fruiting bodies throughout the trees' root zones supports this supposition
- The trees are growing adjacent to the eastern boundary and are weighted towards the neighbouring properties
- Previous tree root plate failures have occurred in other *Pinus* spp. trees growing in the vicinity of the subject trees
- Presence of *Armillaria* increases the likelihood of further tree root plate failures
- Application proposes tree removal due to presence of *Armillaria* and the trees' poor structural condition
- Application is supported based on the above
- Replacement planting is required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
------	----------	----------

Trees 10, 12, 13 and 14 – <i>Pinus pinaster</i> (Maritime Pine) Numbered tags on trunk	Adjacent to dwelling and entry footpath	Extensive loss of bark/cambium and decay at base of trunk
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The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree species
Eastern section of the site in the vicinity of Trees 10, 12, 13 and 14	75 litre	4	Species with a minimum mature height of 15m. Applicant must liaise with an AQF Level 5 Arborist to select species which have a recognised degree of resistance to Armillaria

Note 1: Please contact Council’s Tree & Landscape Consultant if you would like to nominate an alternate replacement species

Note 2: A mulch ring of 1.5m diameter should be installed and maintained around each tree

Type of Report	Delegated Authority	Inspection Date	10.06.24
Development Application No.	DA2024/0060	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Joel Le Sueur	Value	\$2,016,300
Premises	34a Barons Crescent, Hunters Hill	Landscaped Area	65%
Classification (BCA)	1a, 10a, 10b	Date lodged	16.05.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	14.10.24
Proposal	Demolition of existing dwelling and pool, erection of new two (2) storey dwelling with swimming pool		
Determination	Deferred Commencement Approval		

Type of Report	Delegated Authority	Inspection Date	8 October 2024
Development Application No.	DA20240076-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Terry and Barbara Ryan	Value	\$429,000
Premises	18 Prince Edward Street, Gladesville	Landscaped Area	Same as existing
Classification (BCA)	1a	Date lodged	24 September 2024
Assessing Officer	Patrick Ogisi	Determination Date	15 October 2024
Proposal	Alterations or additions to an existing building or structure, Dwelling House. S4.55 modification to rear roof form		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	03/07/24
Development Application No.	DA20240072	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Jennifer Hill	Value	\$400,940
Premises	1 Passy Avenue, Hunters Hill	Landscaped Area	65.4%
Classification (BCA)	1a	Date lodged	07/06/24
Assessing Officer	Patrick Ogisi	Determination Date	22/10/24
Proposal	An updated comprehensive landscape plan for the site comprising new planting, reinstatement of the original carriageway driveway and a proposed lawn tennis court.		
Determination	Approval		

Development Application No.	DA 2024-0145	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	John Drivas	Value	N/A
Premises	4A Herberton Avenue Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	16.09.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	24.10.2024
Proposal	Removal of one (1) tree		
Determination	Refuse removal of one (1) tree		
Tree 1 – <i>Magnolia grandiflora</i> cv. (Bull Bay Magnolia cultivar) <ul style="list-style-type: none">• Early-mature specimen with low Landscape Significance• Application proposes tree removal due to repeated sewer line blockages• The Applicant indicates the sewer pipes are terracotta. These pipes will generally require an existing breakage or poorly sealed joint to provide an entry point for roots. Pipe lining can generally be undertaken to fix the problem whilst allowing for tree retention• There is limited space for new tree planting other than within the vicinity of the current tree location. If the subject tree was removed, any replacement tree is also likely to cause pipe blockages. In addition, other vegetation in the vicinity of the pipe has the potential to cause blockages• Based on the above the Application is refused.			

Development Application No.	DA 2024-0164	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Trent Eddington	Value	N/A
Premises	59 Woolwich Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	09.10.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	24.10.2024
Proposal	Removal of one (1) tree		

Determination	Approve removal of one (1) tree with the planting of one (1) replacement tree.										
Tree 1 – <i>Jacaranda mimosifolia</i> (Jacaranda) <ul style="list-style-type: none">• Mature specimen with moderate landscape Significance• Good health• Fair structural condition – large trunk caused by previous cutting of trunk to facilitate garage door opening (assumed). No decay observed at wound face at this stage• Moderate phototropic trunk lean• Limited trunk clearance (250mm) from façade of garage• Trunk lean restricts opening of garage door to full extent and prevents car access to garage• Root crown lifting driveway within the site and paving within side access footpath within neighbouring property• Application proposes tree removal due to safety concerns and impediment to use of garage• Application is supported based on the tree’s location, which impedes garage use• Replacement planting is required to maintain the canopy cover in the suburb											
The following trees may be removed:											
<table><tr><th>Tree</th><th>Location</th><th>Comments</th></tr><tr><td>Tree 1 <i>Jacaranda mimosifolia</i> (Jacaranda)</td><td>Front of garage</td><td>Trunk lean impedes garage use</td></tr></table>				Tree	Location	Comments	Tree 1 <i>Jacaranda mimosifolia</i> (Jacaranda)	Front of garage	Trunk lean impedes garage use		
Tree	Location	Comments									
Tree 1 <i>Jacaranda mimosifolia</i> (Jacaranda)	Front of garage	Trunk lean impedes garage use									
The following replacement planting is required:											
<table><tr><th>Location</th><th>Minimum container size at purchase</th><th>No. of replacement plants required</th><th>Replacement tree Species</th></tr><tr><td>Within the property</td><td>75 litre</td><td>1</td><td><i>Jacaranda mimosifolia</i> (Jacaranda)</td></tr></table>				Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species	Within the property	75 litre	1	<i>Jacaranda mimosifolia</i> (Jacaranda)
Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species								
Within the property	75 litre	1	<i>Jacaranda mimosifolia</i> (Jacaranda)								
<p>Note 1: Please contact Council’s Tree & Landscape Consultant if you would like to nominate an alternate replacement species</p> <p>Note 2: The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.</p>											

Type of Report	Delegated Authority	Inspection Date	15/04/2024
Development Application No.	DA20240097	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Hossinur Rahman	Value	\$991,786
Premises	127 Pittwater Road, Hunters Hill	Landscaped Area	50.7%
Classification (BCA)	1a	Date lodged	09/07/2024
Assessing Officer	Patrick Ogisi	Determination Date	23/10/2024

Proposal	To demolish the existing house, driveway and shed and construct a 2-storey contemporary dwelling house (including a double garage) with a small swimming pool and associated landscaping.
Determination	Approval

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.11
SUBJECT	: REPORT OF LEGAL MATTERS - OCTOBER 2024
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: STEVE KOUREPIS

1. Ref:736806

2. PURPOSE

The purpose of this report is to update Council on legal matters pertaining to planning matters. These matters are generally with the Land and Environment Court.

RECOMMENDATION

1. That the report be received and noted.

3. REPORT

Attached are Status Reports provided by Council's Legal Advisors: HWL Ebsworth, Hall & Wilcox and Marsdens.

ATTACHMENTS

1. HWL Ebsworth [↓](#)
2. Hall and Wilcox [↓](#)
3. Marsdens [↓](#)

Hunters Hill Council
Confidential Status Report
October 2024



CURRENT/PENDING MATTERS							
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST	Disbs billed to date excluding GST
1169502	HHC v Cavcorp & Cavasinni - Potential Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	Philip Brown	Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	06/03/2023	<p>Proceedings commenced on 21 December 2023.</p> <p>Undertaking given to Court by Respondents to carry out the works.</p> <p>Matter next before the Court on 29 November 2024.</p>	\$30,427.20	\$2,940.51
1195551	HHC ats Tahany Pty Ltd - Class 1 - Order Appeal - 10 Mary Street Hunters Hill NSW 2110 - Lot 21 DP/13260	Philip Brown	Three class 1 appeals against 3 orders issued by Council relating to, in summary, unlawful works including unlawful front and side fencing, retaining walls, internal and external alterations to dwelling including paint in new dark/ black colour	06/09/2023	<p>Matters listed for first directions hearing on 26 September 2023.</p> <p>Applicant intends to lodge DA and BIC which may potentially resolve proceedings.</p> <p>Statement of Facts and Contentions filed.</p> <p>Matter set down for s34 Conference on 12 April 2024</p> <p>Matter resolved.</p> <p>S34 Agreement signed, judgment handed down.</p> <p>Amended orders require restoration works to occur by 16 August 2024.</p>	\$25,559.60	\$4,016.38
1204827	HHC v Zubaida Potres - Potential Class 4 proceedings 8 William Street, Hunters Hill	Philip Brown	Potential class 4 enforcement proceedings in relation to Council order concerning unauthorised pergola,	8/11/2023	<p>Warning letter drafted/ sent to owners (21/12/2023)</p> <p>Without prejudice on site meeting occurred on 4 March 2024.</p>	\$9,424.80	\$16.60

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Hunters Hill Council
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October 2024

Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	CURRENT/PENDING MATTERS		
					Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST	Disbs billed to date excluding GST
			paving and glass balustrade		Matter resolved via agreement of applicant to in summary carry out works and lodge BIC.		
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110	Philip Brown	DA20230094 Alterations and additions to the existing Woolwich Marina in order to expand the berthing facilities available for a range of different vessel typologies (ranging in size from 10m to 35m in length).	15/04/2024	SOFAC filed Experts and Counsel have been engaged Objector parties joined as parties pursuant to statutory rights to be joined. S34 conciliation conference occurred on 19 September 2024 S34 conciliation conference has been adjourned to allow the parties to narrow the issue in dispute. The matter is next listed for an adjourned s34 conciliation conference on 29 November 2024	\$76,540.00	\$161,448.79
1238272	HHC ats Yuan Tu He - Class 1 Application LEC2024/227803 - 22 Barons Crescent Hunters Hill NSW	Philip Brown	DA20211245 Demolition of existing structures, subdivision of the site into two lots, excavation and construction of a dual occupancy (attached) on the front lot and a dwelling house on the rear lot, with associated earthworks, tree removal and landscaping.	28/06/2024	Statement of facts and contentions filed. Catriona McKenzie, Brian McDonald, David England and Jacqui Vollmer briefed (arboriculture, planning, engineering, ecology) Residents have been notified Matter set down for s34 conference on 29 November 2024	\$14,348.60	\$11,467.50

Hunters Hill Council Confidential Status Report October 2024

CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date including GST
250380	s34AA - Hunter's Hill Council v Yuk Wong - LEC Proceedings 2024/280323 - 12 Joly Parade Hunters Hill	Samantha Frost	s34AA - Hunter's Hill Council v Yuk Wong - LEC Proceedings 2024/280323 - 12 Joly Parade Hunters Hill	08/08/2024	<p>On 12 August 2023, by consent, the parties approached online court at the return of the applicant's notice of motion and the applicant was granted leave to rely on the amended application.</p> <p>On 20 August 2024, by consent, the parties approached online court to fix the matter for a s 34AA conciliation conference and vacate the first directions hearing on 21 August 2024.</p> <p>The Registrar made the following orders for the future conduct of the proceedings:</p> <ol style="list-style-type: none"> 1. The proceedings are listed on 22 and 23 January 2025 for a conciliation conference and hearing under s 34AA of the Land and Environment Court Act 1979; 2. The respondent is to file and serve its statement of facts and contentions in accordance with Schedule B of the Practice Note Class 1 Residential Development Appeals by 4 September 2024. 3. The applicant is to file and serve any statement of facts and contentions in reply in accordance with Schedule C of the Practice Note Class 1 Residential Development Appeals by 18 September 2024 4. the Applicant's Town Planning Expert, Nick Juradowitch, and the Respondent's Town Planning Expert, Mark Adamson, are to confer regarding town planning issues under UCPR r 31.24 and prepare a joint expert report; and the joint expert report is to be filed and served by 11 December 2024. <p>On 6 September 2024 Council's Statement of Facts and Contentions was filed. On 9 September 2024 Council's Amended Statement of Facts</p>	\$6,592.30

Hunters Hill Council
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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date including GST
					and Contentions was filed in relation to the Applicant's amended application.	

Hunters Hill Council

Confidential Status Report

October 2024

CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST
452822	HCC ats Devlin – LEC 2024/00083387 – 8B North Parade, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application – Development application DA 2023/0036 seeking consent for demolition of existing structures and construction of a two storey residential dwelling on the land at 8B North Parade, Hunters Hill	11/03/24	Judgment has been handed down in respect of these proceedings on 26 September and confirm that the orders of the court were as follows: (1) The appeal is upheld. (2) Development Application DA/2023/0036 for the demolition of existing structures, removal of 2 trees and construction of a 2-storey dwelling house with a double garage, swimming pool and associated landscaping at 8B North Parade Hunters Hill is determined by a grant of consent subject to conditions contained in Annexure 'A'. A copy of the judgment can be viewed by the link below: Devlin v Hunters Hill Council [2024] NSWLEC 1610.pdf These proceedings are now finalised.	\$21,381.00 \$38,974.44 (Expert fees)
454523	HCC ats Issa – LEC – 43 Wybalena Road, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application – Development Application DA 2023/0078 for demolition of existing dwelling and construction of a new dwelling house with inground swimming pool, landscaping and lower level parking on the land at 43 Wybalena Road, Hunters Hill	04/06/24	These proceedings are listed for hearing 28 - 29 October 2024 . Judgment to be published shortly following on in respect of the agreement reached between the parties.	\$17,022.00 \$975.00 (Expert fees)
454718	HCC ats 7/11 Hunters Hill Developers Pty Ltd – LEC 2024/200501– 7-11 Ryde Road, Hunters Hill	Adam Seton/Peta Hudson	Class 1 Application – Development Application DA 2023/0164 for demolition of existing structures and construction of a residential flat building and multi-dwelling housing development over basement parking at 7-11 Ryde Road, Hunters Hill	14/06/24	These proceedings are listed for conciliation conference 8 November 2024 .	\$6,962.00 \$6,540.13 (Expert fees)

Hunters Hill Council
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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST
456221	HCC ats Xenl – LEC – 3 William Street, Henley	Adam Seton/Alicia Foley	Class 1 Application – Development Application No. DA2024/0071 seeking consent for development described as alterations and additions to the existing dwelling house at 3 William Street, Henley	4/09/24	These proceedings are listed for conciliation conference and hearing under s 34AA on 19 - 20 March 2025 .	\$3,849.00
456743	HCC ats Serfontein – LEC 2024/00356675 – 54 Woolwich Road, Hunters Hill	Adam Seton / Alicia Foley	Class 1 Application – Development Application No. da2024/00118 for alterations and additions to the existing dwelling house at 54 Woolwich Road, Hunters Hill	2/10/24	These proceedings are listed for conciliation conference and hearing 13 – March 2025 .	\$4,037.90

ITEM NO	: 4.12
SUBJECT	: HUNTERS HILL LANE COVE PARRAMATTA RYDE BUSH FIRE MANAGEMENT COMMITTEE
STRATEGIC OUTCOME	: NATURAL SPACES, INCLUDING OUR BUSHLAND, URBAN TREE CANOPY, FORESHORES AND WATERWAYS ARE PROTECTED AND ENHANCED
ACTION	: MANAGE AND MAINTAIN PARKS AND RESERVES
REPORTING OFFICER	: JACQUI VOLLMER

Ref:735688

PURPOSE

This report outlines the structure of the Hunters Hill Lane Cove Parramatta and Ryde Bush Fire Management Committee and Councils responsibilities for that Committee.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

Bush Fire Management Committees (BFMC)s are established under the provisions of the *Rural Fires Act 1997* (the Act) and the *Rural Fires Regulation 2022* (the Regulation). BFMCs are groups of people with technical expertise, experience and local knowledge who work together locally for bush fire management purposes, and who can collaboratively determine bush fire management arrangements. A BFMC is constituted for every rural fire district and fire district in NSW with a reasonable risk of bush fire. BFMCs are generally based on local government boundaries and can include one or many local government areas. A BFMC area covers all tenures both private and public.

BFMC members are drawn from organisations and agencies, as specified in the Regulation (Section 5). Each member is there to discuss, coordinate and deliver bush fire management objectives for the local community, while also aiming to represent their organisation and achieve outcomes that are consistent with their organisation's objectives. BFMCs are subordinate to the Bush Fire Coordinating Committee (BFCC) and are subject to its directions. BFMCs are not council committees, nor are they Rural Fire Service committees, they are responsible to the BFCC. A BFMC may establish a subcommittee or number of subcommittees to assist them in undertaking their functions.

REPORT

The Hunters Hill Lane Cove Parramatta and Ryde Bush Fire Management Committee (BFMC) has several responsibilities under the Act, the Regulation and BFCC policies.

The Act (s52) requires the BFMC to prepare a draft Plan of Operations, a draft Bush Fire Risk Management Plan (BFRMP) (including an Ignition Prevention Plan, Annual Works Program and Neighbourhood Safer Places), a draft Fire Access and Fire Trail Plan (FAFT Plan), and an annual report. In accordance with s51(2) of the Act, BFMCs are to follow the principles of ecologically sustainable development in carrying out any function that affects the environment. S62 of the Act requires a bush fire management plan to be published on the NSW Rural Fire Service website, or another NSW Government website as decided by the RFS Commissioner.

All land managers, public and private, are obliged under the Act (s63) to undertake management actions to prevent the occurrence and minimise the spread of bush fires. Each public land manager is expected to commit its own resources to meet these obligations. However, there is funding available through the RFS to assist public land managers to carry out additional works to those supported by their internal budgets.

Membership of the BFMC is set by the Regulation (s15), which specifies that, unless the BFCC determines otherwise, the listed agencies are invited to become members of the BFMC. Invitations to eligible organisations and agencies are issued by the BFMC on behalf of the BFCC. Under the Regulation (s15), the BFCC must invite the following persons to become members of the BFMC:

“(2) persons nominated by each local authority whose area comprises land in the Bush Fire Management Committee’s area (the *area*), being—
(i) 1 senior representative of the local authority, for example, the Mayor or a councillor of a local authority that is a council, and
(ii) 1 person with responsibilities for the performance of the local authority’s functions in relation to the environment or bush fire management”.

There is no obligation for any person or organisation invited to be members of the BFMC to accept that invitation, although full participation is strongly encouraged by the BFCC. Organisations and agencies can choose who they will provide as members of the BFMC, within the scope provided by the legislation.

In choosing BFMC members and alternates positions (the alternates have the same voting rights and responsibilities as the members), organisations and agencies need to ensure that the persons satisfy the eligibility requirement of the Regulation. They should also consider which persons have the experience and knowledge to contribute to discussion.

The BFMC members needs to be able and confident to make decisions on behalf of their organisation. Local authorities need to ensure that their nominated members have responsibility for the performance of the local authority’s functions respecting the environment or bush fire management. Ideally, the nominated members should be responsible for implementing management activities identified in a BFRMP and FAFT Plan.

BFMC member responsibilities include: Representing their organisations interests on the BFMC and participate in discussion and decision-making; providing advice, information and reports; report back to their organisation; contribute to the work of the BFMC; prepare for and attend meetings; and contribute to the development of plans and other tasks as required.

The members of the BFMC elect a Chairperson annually. The BFMC may also choose to elect a Deputy Chairperson at this time. The Chairperson is a member of the BFMC but cannot be the Executive Officer (a member of the RFS or Fire and Rescue NSW), or a member referred to in section 15(2) (a) (ii), (b) or (c) of the Regulation. The following BFMC members are eligible for the Chairperson role:

- The Mayor, Councillor or senior representative of the Council;
- Nature Conservation Council of NSW;
- One of the NSW Rural Fire Brigade representatives;
- NSW Farmers Association;
- Local Aboriginal Land Council; and
- A member approved by the BFCC under section 15(h) of the Regulation.

The Chairperson holds office, subject to any rules made by the BFCC, for a period of 12 months. A Chairperson is eligible for re-election for subsequent terms and no gap is necessary. The Chairperson presides at BFMC meetings and signs correspondence.

CONCLUSION

The above report summarises the structure and key Council responsibilities for the Hunters Hill Lane Cove Parramatta and Ryde Bush Fire Management Committee.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.13
SUBJECT	: COUNCILLOR BRIEFINGS AND WORKSHOPS
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	: MITCHELL MURPHY

Ref:736204

PURPOSE

The purpose of this report is to provide an update about the most recent Councillor Briefing held 11 November 2024.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

At the Ordinary Council Meeting held on 9th March 2015, on the motion of Clr Bird and seconded by Clr McLaughlin, it was resolved (058/15) unanimously that:

1. *The agenda for Councillor Workshops and Briefings conducted prior to an Ordinary Meeting to be published and made available to the public along with the Business paper.*
2. *Members of the public be allowed to speak at Ordinary Meetings on topics that have been discussed prior to the meeting during Councillor Workshops and Briefings.*
3. *The PROCEDURE IN WORKSHOPS' section of The Hunters Hill Code of Meeting Practice should state:*
 - a. *'there should be no opinion and debate on issues and projects.'*
 - b. *'Questions should aim to clarify facts and not elicit opinion.'*
4. *A brief summary of issues discussed by included in a formal report to council report.*

REPORT

Agenda for Councillor briefing session held on Monday, 11 November 2024:

Topic	Speaker	Notes
Briefing from Ryde Police Area Command	Vince Hole Superintendent Ryde Police Area Command	Superintendent Hole delivered an insightful presentation about crime trends; latest statistics (specific for the Ryde Command footprint) and crime prevention strategies. Discussion about Council assisting Police with more CCTV locations.
Presentation on 2024 Community Priority Survey	Stuart Reeve Managing Director Micromex	Council engaged Micromex to undertake a statistically valid community priority survey in October. Mr Reeve provided an overview of the survey results, which will be published on Council's web site.
Overview: Key Council business papers to be tabled at Council Meeting, November 25	Executive Leadership Team, (ELT)	Councillors were given a summary about key business papers to be tabled at the Council Meeting on 25 November, including: <ul style="list-style-type: none"> • Integrated Transport Strategy (ITS) • The Community Engagement Strategy and Community Participation Plan • Disposal of remnant land
Cr Requests Confirm date for Strategic Workshop General Business	All	Councillor Requests are matters raised by elected members with the General Manager's office for explanation or action, generally about standard operational issues. The GM/Directors provided an overview and responded to questions about the most recent requests. <ul style="list-style-type: none"> • Councillors/ELT will hold a strategic workshop on either February 8 or 15 next year • No General Business items

CONCLUSION

A 'brief' summary of issues discussed at a Councillor Workshop or Briefing be included as a report to Council.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There were no attachments to this report.

7.1 : CR MARC LANE (SUBJECT: WALKING OR CYCLING INFRASTRUCTURE PROGRAM APPLICATION)**COUNCILLOR : CR MARC LANE**

Questions With Notice were submitted in writing by Cr Marc Lane to the General Manager on 12 November 2024.

Council's Code of Meeting Practice (Clause 3.16) states: The General Manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant meeting of the Council or orally at the meeting.

The General Manager has nominated Director of Infrastructure and Environmental Sustainability (Sam Urquhart) to respond to the questions in writing.

QUESTIONS FROM CR LANE**SUBJECT: WALKING OR CYCLING INFRASTRUCTURE PROGRAM APPLICATION**Question/s or service/s requested:

Have we or are we applying for funding for any walking or cycling infrastructure under:

1. The Get NSW Active Program (closes 26 November)
2. The Federal Active Transport Fund (closes 13 January)

RESPONSE:

1. Yes
2. We are assessing our eligibility and will consider if appropriate

ATTACHMENTS

There are no attachments to this report.