



Ordinary Meeting
27 May 2024 at 6.00pm



ORDER OF BUSINESS

- Prayer by Rosemary Brook
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
27 May 2024

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1 – CONFIRMATION OF MINUTES

- 1 Confirmation of Minutes of Ordinary Meeting 4532 held 29 April 2024
- 2 Confirmation of Minutes of Extraordinary Meeting 4533 held 20 May 2024

2 - MAYORAL MINUTES & REPORTS

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3 - NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

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Nil

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Nil

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COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6pm.

IN ATTENDANCE

The Mayor Zac Miles, Councillors Ross Williams (via Zoom), Jim Sanderson, Richard Quinn (via Zoom), Tatyana Virgara and Julia Prieston.

ALSO PRESENT

General Manager Mitchell Murphy (via Zoom), Director Finance and Corporate Strategy Maria Kenny, Director Community & Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director Town Planning Steve Kourepis, Director People and Culture Rosanna Guerra, Manager Communication and Events Shery Demian, Jade Reed (recording), Sarah Jenkins (minute-taker) and Rev'd Michael Armstrong (for the prayer).

APOLOGIES

Apologies were received from Deputy Mayor Elizabeth Krassoi.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

- 002/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Virgara That the Minutes of Ordinary Meeting No. 4531, 25 March 2024 be confirmed.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was carried unanimously (noting that Clr Quinn had not yet joined the meeting).

MOVE ITEM

- 003/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Sanderson That at 06:08 pm Item No. 4.15 be brought forward to be discussed prior to Item No. 2.1

RECORD OF VOTING

For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

4.15 MINUTES OF THE HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE HELD ON 21 MARCH 2024

PROCEEDINGS IN BRIEF

Mr Jacques Callaud addressed the meeting in support of the proposed parking changes in Le Vesinet Drive and St Malo Avenue.

Ms Ann Smart addressed the meeting in support of the proposed parking changes in Le Vesinet Drive and St Malo Avenue.

004/24 RESOLVED on the MOTION of Councillor Sanderson, seconded Councillor Prieston That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

MAYORAL MINUTES & REPORTS

2.1 MAYORAL MINUTE: VALE ROSALIE DAVID

PROCEEDINGS IN BRIEF

005/24 RESOLVED on the MOTION of Mayor Miles

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

RECORD OF VOTING	
For	Against
Mayor Zac Miles	

Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

2.2 PETITION - REMOVAL OF MORETON BAY FIG TREE (15 HUNTER STREET)

PROCEEDINGS IN BRIEF

006/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

COUNCIL REPORTS

4.1 DRAFT HENLEY PRECINCT PLAN

PROCEEDINGS IN BRIEF

007/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Quinn

1. That the report be received and noted.
2. That the draft Henley Precinct Plan be placed on public exhibition for a period of 35 days.
3. That following the public exhibition phase a further report be brought back to the June Ordinary Meeting of Council with an analysis of community submissions received and a recommendation for adoption of the draft Henley Precinct Plan.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	

Councillor Julia Prieston	
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The MOTION was CARRIED unanimously.

4.2 REVIEW OF HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

PROCEEDINGS IN BRIEF

RECOMMENDATION

1. That Council supports the recommendations set out below:
 - (A) Forward the Planning Proposal included as Attachment 1 of this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979* to amend Hunters Hill Local Environmental Plan 2012.
 - (B) Subject to (A) above, advise the Department of Planning, Housing and Infrastructure that Council will be seeking to be authorised as the Local Plan Making Authority.
 - (C) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).
 - (D) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:
 - (1) To proceed with the Planning Proposal as exhibited.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.
 - (E) Delegate authority to the General Manager to make amendments to the Planning Proposal that:
 - (1) Are minor and do not alter the intent of the Planning Proposal; or
 - (2) Are required in order to comply with the Gateway Determination.

MOVED on the MOTION of Councillor Sanderson, seconded Councillor Williams

An AMENDMENT was moved by Cllr Jim Sanderson seconded by Cllr Ross Williams:

1. That Council defer lodgement of the LEP Planning Proposal for Gateway Determination, until there has been further consideration and analysis of:
 - a. The impact of the proposed LEP Clause 6.9 on garden area;
 - b. Protection of tree canopy;

- c. Possible provisions to better control excessive excavation;
- d. The impact of excisions from Conservation Areas;
- e. DCP Character Statements;
- f. Mapping contributory buildings in each Heritage Conservation Area; and
- g. The impact proposed housing reforms.

Clr Sanderson tabled a document illustrating the potential impacts of the revised landscape definition when applied to landscaped area calculations.

MOVED on the MOTION of Councillor Prieston

Clr Prieston foreshadowed the recommendation in the report:

1. That Council supports the recommendations set out below:
 - (A) Forward the Planning Proposal included as Attachment 1 of this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979* to amend Hunters Hill Local Environmental Plan 2012.
 - (B) Subject to (A) above, advise the Department of Planning, Housing and Infrastructure that Council will be seeking to be authorised as the Local Plan Making Authority.
 - (C) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).
 - (D) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:
 - (1) To proceed with the Planning Proposal as exhibited.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.
 - (E) Delegate authority to the General Manager to make amendments to the Planning Proposal that:
 - (1) Are minor and do not alter the intent of the Planning Proposal; or
 - (2) Are required in order to comply with the Gateway Determination.

The AMENDED MOTION was put to the meeting:

1. That Council defer lodgement of the LEP Planning Proposal for Gateway Determination, until there has been further consideration and analysis of:
 - a. The impact of the proposed LEP Clause 6.9 on garden area;

- b. Protection of tree canopy;
- c. Possible provisions to better control excessive excavation;
- d. The impact of excisions from Conservation Areas;
- e. DCP Character Statements;
- f. Mapping contributory buildings in each Heritage Conservation Area; and
- g. The impact proposed housing reforms.

RECORD OF VOTING	
For	Against
Councillor Ross Williams	Mayor Zac Miles
Councillor Jim Sanderson	Councillor Richard Quinn
	Councillor Tatyana Virgara
	Councillor Julia Prieston

The AMENDED MOTION was LOST

008/24 RESOLVED on the FORESHADOWED MOTION of Councillor Prieston, seconded Councillor Quinn

1. That Council supports the recommendations set out below:
 - (A) Forward the Planning Proposal included as Attachment 1 of this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979* to amend Hunters Hill Local Environmental Plan 2012.
 - (B) Subject to (A) above, advise the Department of Planning, Housing and Infrastructure that Council will be seeking to be authorised as the Local Plan Making Authority.
 - (C) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).
 - (D) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:
 - (1) To proceed with the Planning Proposal as exhibited.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.
 - (E) Delegate authority to the General Manager to make amendments to the Planning Proposal that:
 - (1) Are minor and do not alter the intent of the Planning Proposal; or
 - (2) Are required in order to comply with the Gateway Determination.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Ross Williams
Councillor Richard Quinn	Councillor Jim Sanderson
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED

4.3 BORONIA PARK SPORTS AND COMMUNITY FACILITY

PROCEEDINGS IN BRIEF

009/24 MOVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That Council note the re-allocation of funding from the 2023/24 Capital Works budget to the Boronia Sports and Community Facility project for urgent boring works undertaken to enable the completion of the stormwater. This will be done as part of the quarterly budget review process.
2. That Council approves the disposal of stockpiled spoil, associated with the trenching for stormwater, as outlined in the body of this report.
3. The Council note that the costs associated with the disposal of the stockpiled spoil will be outlined in a separate confidential report, referenced within this current Council agenda.
4. That Council delegate authority to the General Manager to approve and execute any documentation required to give effect to the matters contained within this report.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

4.4 DRAFT CONSOLIDATED STORMWATER MANAGEMENT POLICY

PROCEEDINGS IN BRIEF

010/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Quinn

1. That the report be received and noted.
2. That the Stormwater Management Policy be placed on public exhibition for a period of 28 days.

3. That a Final Report be submitted to Council and the revised Stormwater Management Policy be adopted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

BULK MOVEMENT OF ITEMS

- 011/24** RESOLVED on the MOTION of Councillor Quinn, seconded Councillor Prieston to move Items 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, 4.16 and 5.1 in bulk

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.5 WATERCRAFT STORAGE ON FORESHORE & PUBLIC LANDS POLICY

PROCEEDINGS IN BRIEF

- 012/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn
1. That Council places the Watercraft Storage on Foreshore and Public Lands Policy, as shown at Attachment 1, on public exhibition for 28 days; and
 2. That Council amend the Fees and Charges, as outlined in the body of this report as part of the assessment of its operational plan, for adoption from 1 July 2024; and
 3. That a further report be brought back to a future Council Meeting, for consideration and adoption of the updated Watercraft Storage on Foreshore and Public Lands Policy.

4. That a further review of the Watercraft Storage on Foreshore & Public Lands Policy be undertaken every three (3) years, or in line with any legislative updates.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.6 REQUEST FOR FEE WAIVER - MAMAS & CO. CHOIR FUNDRAISING CONCERT

PROCEEDINGS IN BRIEF

013/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That Council supports the Mamas & Co. Choir fundraising concert by waiving the hire fees for the Henley Community Centre on 2 November in the amount of \$1524.
2. That the Mamas & Co. Choir be required to pay a bond of \$500.
3. That the Mamas & Co. Choir be required to pay a fee to cover the cost of cleaning Henley Community Centre following the event in the amount of \$200.
4. That any after-hours call outs to Council Officers during the event will be charged at \$160 per hour, minimum one hour, as per Council's fees and charges.
5. That the Mamas & Co. Choir be required to acknowledge Council's sponsorship in presenting the fundraising concert.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.7 ACCESS TO INFORMATION POLICY

PROCEEDINGS IN BRIEF

014/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.
2. That Council adopt the Access to Information Policy.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.8 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 MARCH 2024

PROCEEDINGS IN BRIEF

015/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.9 DEVELOPMENT APPLICATIONS DETERMINED BY THE SYDNEY NORTH PLANNING PANEL IN MARCH 2024

PROCEEDINGS IN BRIEF

016/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	

Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.10 DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN MARCH 2024

PROCEEDINGS IN BRIEF

017/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.11 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2024

PROCEEDINGS IN BRIEF

018/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.12 REPORT OF LEGAL MATTERS - MARCH 2024

PROCEEDINGS IN BRIEF

- 019/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn
1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.13 COUNCILLOR BRIEFINGS AND WORKSHOPS

PROCEEDINGS IN BRIEF

- 020/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn
1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.14 MINUTES OF THE CONSERVATION ADVISORY PANEL HELD ON 20 MARCH 2024

PROCEEDINGS IN BRIEF

- 021/24** RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn
- That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

4.16 MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE HELD ON 3 APRIL 2024

PROCEEDINGS IN BRIEF

022/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the Minutes be received and noted.
2. That Council adopt the attached Internal Audit Charter that has been reviewed and endorsed by the Audit, Risk & Improvement Committee.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

CORRESPONDENCE

5.1 CORRESPONDENCE FROM LUKE GOSLING, CHAIR OF THE COMMITTEE RE: INQUIRY INTO LOCAL GOVERNMENT SUSTAINABILITY

PROCEEDINGS IN BRIEF

023/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

GENERAL BUSINESS

Clr Williams advised that he attended the Ryde Local Police Command meeting. He reported concerning statistics with regards to police staffing numbers. Clr Williams commended the outstanding work the local police are doing in our local area.

QUESTIONS WITH OR WITHOUT NOTICE

7.1 CR TATYANA VIRGARA (SUBJECT: CRESCENT STREET, CAPITAL WORKS)

PROCEEDINGS IN BRIEF

QUESTIONS FROM CR VIRGARA:

SUBJECT: CRESCENT ST (CAPITAL WORKS)

Question/s or Service Requested:

Background:

Residents of Crescent Street have made representations to me in relation to the urgent need for Crescent Street resurfacing.

I understand that the residents have raised this matter with Council for a number of years without an appropriate completion of the required road works.

The escalating deterioration of Crescent Street is causing the residents real concern and increasing frustration.

Questions:

1. Is Council staff aware of a petition that was sent to Council back in October about this matter?

RESPONSE:

It is my understanding a petition was emailed to Cr Sanderson by Crescent St residents on 25 October 2023 and Council's infrastructure team were made aware of the petition on 25 October last year via Council's Customer Request Management System (CRMS).

2. Can council staff confirm if design work for this important capital works has commenced? If yes, what is the current status?

RESPONSE:

The surveyor has completed the initial site survey. A design consultant has been engaged to undertake detailed design. A draft design will be ready in May 2024.

2. Can Council staff confirm the re-sheeting of Crescent St and associated works will be included in Council's capital works program for financial year 2024/25?

RESPONSE:

The re-sheeting of the road surface, the full length of Crescent Street, from Woolwich Road is in Council's 2024/2025 capital works program. The scope of work, including costs, will be adjusted once the detailed design is completed and tabled to Council for adoption.

COUNCIL IN COMMITTEE OF THE WHOLE

024/24 RESOLVED on the MOTION of Councillor Prieston, seconded Councillor Quinn

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the *Local Government Act, 1993* (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Committee of the Whole for the reasons specified below:
2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.

8.1 Boronia Park Sports and Community Facility - Quotation

Item 8.1 is confidential in accordance with s10A(2)(d)i of the *Local Government Act* because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

OPEN COUNCIL RESUMED

025/24 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Prieston That at 7.34pm the meeting resume in Open Council and the gallery be invited back into the Chamber.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously.

REPORT OF COUNCIL IN COMMITTEE

The Mayor advised that during closed session, one resolution was passed:

1. That Council approves the proposed additional budget associated with the disposal of spoil, as outlined in the body of the report.
2. That Council delegate authority to the General Manager to approve and execute any documentation required to give effect to the matters contained within this report.

CONCLUSION

The meeting concluded at 7.36pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4532 held on 29 April 2024.

.....
Councillor Zac Miles
MAYOR

.....
Mitchell Murphy
GENERAL MANAGER

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6pm.

IN ATTENDANCE

The Mayor Zac Miles, Deputy Mayor Elizabeth Krasso, Councillors Ross Williams, Jim Sanderson, Richard Quinn, Tatyana Virgara and Julia Prieston.

ALSO PRESENT

General Manager Mitchell Murphy, Director Finance and Corporate Strategy Maria Kenny, Director Community & Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian, Recording Jade Reed and Minute-taker Sarah Jenkins.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

Nil

ADDRESSES FROM THE PUBLIC

PROCEEDINGS IN BRIEF

Nil

COUNCIL REPORTS

1.1 DRAFT 2024-25 OPERATIONAL PLAN AND BUDGET

PROCEEDINGS IN BRIEF

026/24 RESOLVED on the MOTION of Councillor Quinn, seconded Councillor Prieston

1. That the report be received and noted.
2. That Council place the draft 2024-25 Operational Plan on public exhibition for a period of 28 days.
3. That a further report be brought back to Council's June Meeting outlining any submissions received for consideration.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Elizabeth Krasso	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

1.2 DRAFT 2024-25 BUDGET (INCLUDING LONG TERM FINANCIAL PLAN AND FEES & CHARGES)

PROCEEDINGS IN BRIEF

027/24 RESOLVED on the MOTION of Councillor Quinn, seconded Deputy Mayor Krasso

1. That the report be received and noted.
2. That Council place on public exhibition for 28 days the:
 - a. Draft Operational Budget and Fees and Charges for FY2024-25;
 - b. Draft Capital Program for FY2024-25 including the variation to the s7.12 Contributions Plan for FY2024-25; and the
 - c. Draft Long-term Financial Plan FY2025-34.
3. That the following rates and charges are adopted, subject to any changes arising from supplementary rate levies:

Rate Description	Rate in \$		
Residential	0.00095392	\$792.46	Min
Business	0.00098954	\$98.94	Base
Strata Unit Residential	0.00095392	\$792.46	Min
Strata Unit Business	0.00098954	\$98.94	Base
Business Maritime Lease	0.00098954	\$98.94	Base
Mixed Business	0.00094191	\$94.23	Base
Mixed Business Strata Unit	0.00094191	\$94.23	Base
Mixed Residential	0.00095392	\$792.46	Min
Mixed Residential Strata Unit	0.00095392	\$792.46	Min
Special rates: Community Facilities - Residential	0.00002974	\$27.55	Base
Special rates: Community Facilities - Business	0.00002974	\$27.55	Base
Stormwater Management Charge – Residential	\$25 per rateable land parcel		

Stormwater Management Charge – Business	\$25 per rateable land parcel
Stormwater Management Charge – Strata unit	\$12.50 per strata unit

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Elizabeth Krasso	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

1.3 MINUTES OF THE SPORT AND RECREATION ADVISORY COMMITTEE HELD ON 18 APRIL 2024

PROCEEDINGS IN BRIEF

028/24 RESOLVED on the MOTION of Councillor Quinn, seconded Councillor Prieston That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Elizabeth Krasso	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

1.4 REVIEW OF HUNTER'S HILL COUNCIL OUTDOOR SPORT AND RECREATION PLAN

PROCEEDINGS IN BRIEF

029/24 RESOLVED on the MOTION of Deputy Mayor Krasso, seconded Councillor Prieston
 1. That the report be received and noted.

- 2. That Council place the updated draft of the Outdoor Sport and Recreation Plan on public exhibition for a period of 28 days.
- 3. That a further report be brought back to Council’s June Meeting outlining any submissions received for consideration.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Elizabeth Krasso	
Councillor Ross Williams	
Councillor Jim Sanderson	
Councillor Richard Quinn	
Councillor Tatyana Virgara	
Councillor Julia Prieston	

The MOTION was CARRIED unanimously

QUESTIONS WITH OR WITHOUT NOTICE

Nil

CONCLUSION

The meeting concluded at 6.22pm.

I confirm that these Minutes are a true and accurate record of Extraordinary Meeting No. 4533 held on 20 May 2024.

.....
 Councillor Zac Miles
 MAYOR

.....
 Mitchell Murphy
 GENERAL MANAGER

ITEM NO	: 2.1
SUBJECT	: MAYORAL MINUTE: VALE TONY BLEASDALE OAM
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:702241

PURPOSE

The purpose of this report is to acknowledge the dedication and achievements of the late Tony Bleasdale OAM, Mayor of Blacktown City Council, to Local Government.

RECOMMENDATION

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

REPORT

I was saddened to hear of the passing of Blacktown City Mayor Tony Bleasdale OAM on 3 May 2024. He was a colleague and someone who I respected for the valuable contributions that he made to Local Government and his community of Blacktown.

Tony came to Australia from the United Kingdom in 1963 and worked in the building industry for 40 years. He served on his Council for almost 28 years, first elected as a Blacktown City Councillor in 1996, and Mayor since 2019. During this time, he was a passionate advocate for the Blacktown community, and a champion of Western Sydney.

One of his accomplishments while on Council was negotiating with the Walker Corporation on the \$2 billion Blacktown Quarter project that will provide investment, jobs and growth for the region. He advocated for First Nations People and was also proud of the multicultural diversity in Blacktown.

He passed away suddenly on a flight home from his Council's sister cities in South Korea and China, where he was fostering relationships for business and employment opportunities for Blacktown.

Tony was awarded the Medal of the Order of Australia in 2010 for his service to the community as a supporter of charitable organisations, and to Local Government in the Blacktown area.

His funeral was held last Monday 20 May at Our Lady of Victories, Horsley Park with hundreds of people attending to pay their respects.

Blacktown is the largest metropolitan council in Sydney and Hunters Hill is the smallest.

Geographically our cities are many miles apart. Yet we never let any of that interfere in our friendship as we have always shared a common belief in the value of serving our community's on council.

I admire the impact Tony made in his community and respect the positive influence his leadership had on his Council. I hold him in great esteem not only because of the incredible community man that he was, but because of his altruistic ethos that's poignantly worded by his family below.

Statement from the Bleasdale Family:

Our father loved helping people, it was his DNA.

He would always put others before himself and would ask us "have you changed someone's life today, have you changed the world for the better?"

Tony loved nothing more than our family and the community of Blacktown.

His grandchildren were his pride and joy and our mother, Nina was the love of his life. We all felt very loved by him.

In Blacktown City he found his people (family) or as we would say his mob. It didn't matter where you came from or whatever colour, race or religion - you were always welcome and if you were a refugee you were give double the welcome.

Tony loved being a part of a multicultural community and in Blacktown he found that. He enjoyed using the phrase "We are one big family".

A lover of all religions and faiths. He believed in Aboriginal dreamtime.

Tony felt immense pride acknowledging our Indigenous community, it was and always will be Darug land.

Tony was lucky to be a custodian of this time and place.

To everyone who interacted with Tony throughout his life, you enriched it in more ways than you would ever know, we hope you felt this also.

To the CEO Kerry Robinson OAM, Directors, fellow Councillors and employees at Blacktown City Council we thank you for making his time so very special.

He was a wonderful husband, father, grandfather, mentor and best friend to our family.

May he rest in eternal peace and know he loved you all.

The Bleasdale 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	: HUNTERS HILL LOCAL PLANNING PANEL - REQUEST FOR DELEGATION TO GENERAL MANAGER TO APPOINT NEW MEMBERS
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

Ref:702186

PURPOSE

The purpose of this report is to advise that the new list of Minister approved Local Planning Panel (LPP) chairs and expert members is expected by the end of May 2024. This report recommends that the appointment of additional LPP chairs and members be delegated to the General Manager to expedite the process and enable the smooth functioning of the Hunter's Hill LPP.

RECOMMENDATION

1. That Council delegate authority to the General Manager to appoint a chair, two alternate chairs, additional expert members and community representatives to the Hunter's Hill LPP from the 2024 Minister approved list.

BACKGROUND

In May 2021, the Minister for Planning approved a list of chairs and independent experts eligible to be selected by individual LPPs. This approved list was valid until 28 February 2024.

In January 2024, the Department of Planning and Environment (Department) announced an extension to the approval of existing chairs and expert members of Local Planning Panels (LPPs) for an interim period from 28 February 2024 to 30 June 2024. The only exception being if a panel member had already served two terms, in this instance the term could not be extended.

At its ordinary meeting of 26 February 2024, Council resolved to re-appoint the following eligible LPP members from 28 February to 30 June 2024:

LPP Member	Role
Mr Peter Tomasetti SC	Alternate Chair
Mr Peter Watts	Expert Member
Mr John McInerney	Expert Member
Ms Anne Warr	Expert Member
Mr Barry Buffier	Community Representative

Additionally, in January 2024, the Minister approved the commencement of recruitment for the next Minister approved pool of LPP chairs and expert members.

REPORT

January 2024 Directive

In summary, the Department's directive of January 2024 stated the following:

1. The pool of LPP chairs and alternate chairs dated 28 February 2021 is approved until 30 June 2024.
2. The pool of LPP expert members dated 28 February 2021 is approved until 30 June 2024.
3. Council is to appoint a new or reappoint the current/alternate LPP chair to cover the period 28 February to 30 June 2024.
4. Council is to appoint a new or current expert and community LPP member to cover the period 28 February to 30 June 2024.
5. Any panel member who has served two terms on a specific local planning panel cannot be reappointed, this includes community representatives. In this case, a council to whom this direction applies may appoint a new panel member from the approved pool.
6. During this interim appointment period, a Council is permitted to have a reduced number of panel members in their approved pool (i.e. less than 15 expert members).

As a result of the directive and the 26 February 2024 Council resolution, the current members of the Hunter's Hill Local Planning Panel (LPP) are shown in the table below.

LPP Member	Role	Expiry of Term
Mr Peter Tomasetti SC	Alternate Chair	June 2024
Mr Peter Watts	Expert Member	June 2024
Mr John McInerney	Expert Member	June 2024
Ms Anne Warr	Expert Member	June 2024
Mr Charles Hill	Expert Member	Feb 2026
Mr Eugene Sarich	Expert Member	Feb 2026
Mrs Philippa Frecklington	Expert Member	Feb 2026
Mr Barry Buffier	Community Representative	June 2024

As it stands, Hunter's Hill Council will be unable to convene a Local Planning Panel meeting post 30 June 2024 due to a lack of chair, expert members and community representatives.

13 May 2024 Update from the Department

On 13 May 2024, the Director of Planning Panels provided Council with an update on the LPP recruitment process (see Attachment 1). In essence, the Director of Planning Panels advised that the revised lists of recommended independent chairs and expert members is with the Minister for approval and are expected to be approved by the end of the month (May 2024).

In addition, the Director of Planning Panels encouraged Councils to delegate the appointment of LPP chairs, expert members and community representatives to the General Manager, this is to assist Councils in expediting the appointment of chairs and expert members to the LPP and allow continuity of the function of LPPs.

The Director's email specifically states:

“to expedite appointment following the release of the lists, councils are encouraged to seek a council-resolution to delegate the appointment of LPP chair and members to the General Manager.”

CONCLUSION

Due to the expiry of terms for the remaining eligible LPP chair and community representative on 30 June 2024, the Hunter's Hill LPP will be unable to operate post 30 June 2024 without the addition of new members.

The new Minister approved lists are expected to be endorsed and released by the end of May 2024.

If delegation is not given to the General Manager to appoint LPP chairs and expert members, the result may be 4-5 months without a panel. All applications requiring determination by the LPP will stalled during this time.

Applicants may then appeal to the NSW Land and Environment Court adding to the costs impact on Councils legal budget. Additionally, any loss in LPP function may increase turn-around times for Development Applications.

In order to ensure that vacant LPP positions can be filled, enabling the continuous function of the Hunter's Hill LPP, it is recommended that Council resolves to delegate the appointment of LPP chairs, expert members and community representatives to the General Manager.

It is worth noting that other NSROC members have confirmed that they are taking the same approach and seeking General Manager delegation to appoint LPP members thus ensuring their panels will be operational post 30 June 2024.

FINANCIAL IMPACT ASSESSMENT

Council has an allocated annual budget for the administration of the Local Planning Panel.

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. Email from Department 13 May 2024 [↓](#)

Sarah Jenkins

From: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>
Sent: Monday, 13 May 2024 9:19 AM
To: Planning Panels Mailbox
Cc: Aoife Wynter
Subject: Update on the LPP recruitment process

Follow Up Flag: Follow up
Flag Status: Completed

Good morning councils,

This email is to update you on the LPP recruitment process.

The package with the recommended LPP independent persons chair and expert lists is now with the Minister for his approval. The Minister's office are abreast of the process and urgency of timeframes.

A couple of councils have reached out seeking an extension to the interim term. To provide certainty for industry and communities, consistency across panels and maximum panel terms, requests for an extension are not being progressed.

In the recommended lists before the Minister, council preferences for chair appointments broadly reflect councils' feedback. Variations have been included for gender balance, to manage the maximum term of panel members or to provide equity across chair workloads.

To expedite appointment following the release of the lists, councils are encouraged to seek a council-resolution to delegate the appointment of LPP chair and members to the General Manager. We anticipate the lists to be out within the next 10 days.

Reach out should you have any questions

Kind regards,

Aoife Wynter (*she/her*)
Director Planning Panels
Department of Planning, Housing and Infrastructure

M **T** **E**

[How to pronounce my name](#)

dphi.nsw.gov.au

Level 32, 4 Parramatta Square
Locked Bag 5022
Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

ITEM NO	: 4.2
SUBJECT	: QUARTERLY BUDGET REVIEW AS AT 31 MARCH, 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	: MARIA KENNY

Ref:702554

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 FY2023-24 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 31 March 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 FY2023-24 provided for an operational surplus of \$7,717,582 and a net operating deficit result before capital items of (\$2,605,981). The operational surplus is inclusive of capital grant income to be recognised this financial year for the substantial completion of the Upgrade of Gladesville Reserve, Figtree Park, Bedlam Bay Swim Site and the Boronia Park Sporting and Community Facility.

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 \$7,414,012, and that the net operating deficit result before capital items is expected to increase to (\$2,909,551).

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 Grants & Contributions – \$76,500 <ul style="list-style-type: none"> • Council secured funding for survey and bike plan detailed design from the Transport for NSW FY2023-24 Get NSW Active Program.
<i>Movement</i>	<i>Expenses</i>
<i>Increase</i>	Materials and services – Survey and design consultant \$76,500 <ul style="list-style-type: none"> • Corresponding contractor expenditure from grant funding for survey and detailed design of the next tranche of the Hunters Hill Bike Plan.
	Materials and services – Legal expenses \$270,000 <ul style="list-style-type: none"> • There have been an increased number of refuted Development Applications which Council is defending. This also includes commencement of legal costs towards defending the refuted DA, determined by the North Sydney Planning Panel, for an expanded marina at Woolwich.

Capital Budget

The following variations in capital program expenditure are required for this quarter:

Boronia Park Sporting & Community Facility

- As reported at the 29 April 2024 Ordinary Meeting of Council, the following variations for funding of this project is required:
 - In March 2024 excavation works commenced for the stormwater connection to Park Road. During excavation the contractors identified Asbestos Contaminated Soil (ACM) being present. Given the discovery of ACM and significant tree roots within the stormwater route adjacent to Park Road, the traditional excavation methodology for stormwater was unable to proceed.

The additional cost for Laser Boring was recommended to be funded by re-allocating general funds from the FY2023-24 Capital Program. The nominated projects are:

- \$100,000 – Town Hall Kitchen Renovations
 - \$83,000 – Council general funded Road Patching Annual Program (in FY2023-24, Council secured one-off grant funding for 534k from the NSW Regional and Local Roads Repair Program. These funds have been expended this financial year instead).
- Further, as 450 cubic metres of contaminated soil was also required to be disposed. To fund this disposal, along with the development of an interim site management plan for the whole park, an additional \$517,000 is required to be drawn from the Asset Re-purposing Internal Restricted reserve.

- In addition to the above items reported at the April 2024 ordinary meeting of council, as a result of the budgeted 10% project contingency being absorbed through contractual variations, it is further recommended that \$25,000 is drawn down from the Office Equipment & Furniture Internal Restricted reserve to fund table and chairs for the new facility.
- The following projects have been completed: It is recommended that remaining balances are placed back to reserves to fund future capital programs i.e. \$20,250 (SV – Bedlam Bay Swim site activation – Design phase), and \$78,000 (s7.12 – Martin Street Stormwater & Drainage).
- There was a cost variation for the Boronia Netball Re-surfacing project. It is recommended the BMX Stormwater project (SV funded) be allocated to fund this variation (\$55,540).
- The following projects from the FY2023-24 Capital Program are being re-voted to the next financial year Capital Program: Boronia Park Grandstand – Internal storage & amenities (\$144,000), Boronia Park North Playground (\$94,556) and Crown Street Calming Devices (\$71,160).

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

Hunter's Hill Council uses the following financial ratios to measure its performance against the benchmarks set by the Office of Local Government (OLG):

Ratio description	Quarterly Commentary
<p>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.</p> <p>The benchmark set by OLG is greater than zero per cent.</p> <p>In FY2022-23, the operating performance ratio was -4.8%. The original budgeted ratio for FY2023/24 was -13.2%. The variance from last year is due to the significant increase in capital grant income that is expected to be recognised this financial year (FY).</p>	<p>This ratio is projected to increase to -14.4%, from the original budgeted ratio of -13.2%.</p> <p>This is primarily due to the marginal increase in material & services expected to exceed budget.</p>

Ratio description	Quarterly Commentary
<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 FY2022-23, the ratio achieved was 83.6% 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 FY2023-24 was 60.9%.</p>	<p>This ratio is projected to increase to 61.3% from the original budgeted ratio as Council is expected to receive additional income from operational grants and user fees and charges this financial year.</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 FY2022-23, Council's ratio was greater than 2.3 times. The FY2023-24 budgeted ratio is forecast to be greater than 2.9 times.</p>	<p>The ratio this quarter is projected to have \$2.90 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 FY2022-23, the ratio achieved was 4.8%.</p>	<p>The original budgeted ratio for FY2023-24 is 4.7%. 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 FY2022-23, the ratio achieved was 19.1 months. In FY2023-24, this was budgeted to decrease to 12.6 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 15.0 months of cash expenditure without additional cash inflows.</p>

FINANCIAL IMPACT ASSESSMENT

The impact on Council's forecasted 2023-24 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 as at 31 March 2024 [↓](#)

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Report by responsible accounting officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

31 March 2024

It is my opinion that the Quarterly Budget Review Statement for Hunter's Hill Council for the quarter ended 31/03/24 indicates that Council's projected financial position at 30/6/24 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Maria Kenny

date: 21/05/2024

Responsible accounting officer

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBR report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Income & expenses budget review statement

Budget review for the quarter ended 31 March 2024

Income & expenses - Council Consolidated

(\$000's)	Original budget 2023/24	Approved Changes			Revised budget 2023/24	Variations for this Mar Qtr		Notes	Projected year end result	Actual YTD figures
		Carry forwards	Sep QBRs	Dec QBRs		Mar	Qtr			
Income										
Rates and annual charges	14,991,576				14,991,576				14,991,576	14,994,802
User charges and fees	1,303,065		88,000	130,000	1,521,065				1,521,065	1,078,669
Other revenues	1,130,436				1,130,436				1,130,436	1,153,335
Other income	-				-				-	-
Grants and contributions - operating	1,371,010		25,000		1,396,010	76,500	1		1,472,510	816,888
Grants and contributions - capital	10,323,563				10,323,563				10,323,563	6,764,571
Interest and investment revenue	738,801				738,801				738,801	649,406
Net gain from disposal of assets	129,700				129,700				129,700	-
Total income from continuing operati	29,988,151	-	113,000	130,000	30,231,151	76,500			30,307,651	25,457,671
Expenses										
Employee benefits and on-costs	7,033,346				7,033,346				7,033,346	4,559,352
Borrowing costs	-				-				-	-
Materials and services	9,616,494	21,570	95,000	160,000	9,893,064	346,500	2		10,239,564	6,411,895
Depreciation and amortisation	4,028,928				4,028,928				4,028,928	3,021,696
Other expenses	1,434,973				1,434,973				1,434,973	1,170,710
Net Loss from disposal of assets	156,828				156,828				156,828	-
Total expenses from continuing oper	22,270,569	21,570	95,000	160,000	22,547,139	346,500			22,893,639	15,163,653
Net operating result from continuing	7,717,582	(21,570)	18,000	(30,000)	7,684,012	(270,000)			7,414,012	10,294,018
Net operating result from all operatio	7,717,582	(21,570)	18,000	(30,000)	7,684,012	(270,000)			7,414,012	10,294,018
Net Operating Result before Capital Items	(2,605,981)	(21,570)	18,000	(30,000)	(2,639,551)	(270,000)			(2,909,551)	3,529,447

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details	\$
March		
1	Grants and contributions - operating	
	New Funding for design traffic calming devices for Bike Plan	<u>76,500</u>
2	Materials & services	
	Planning Legal Expenses	270,000
	Design traffic calming devices for Bike Plan - grant funding	<u>76,500</u>
		346,500
December		
1	User charges and fees	
	Building Information Certificate	30,000
	Rezoning Application Fee	50,000
	Stand plant application fees	<u>50,000</u>
		130,000
2	Materials & services	
	Planning Legal Expenses	100,000
	Legal Expenses - General including GIPA	<u>60,000</u>
		160,000
September		
1	User charges and fees	
	Food Inspection fees	32,000
	Outdoor dining fees	30,000
	Notices and Orders Compliance Fees	<u>26,000</u>
		88,000
2	Grants and contributions - operating	
	TfNSW - Regional & Local road repair program	25,000
3	Materials and services	
	TfNSW - Regional & Local road repair program	25,000
	CRIF Gladesville Reserve	4,000
	CRIF Collingwood St Reserve	5,000
	Turtle habitat restoration along Tarban Creek	8,000
	Landcare Australia	4,570
4	Gladesville Masterplan	<u>70,000</u>
		116,570

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBR report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Capital budget review statement

Budget review for the quarter ended 31 March 2024

Capital budget - Council Consolidated

(\$000's)	Original budget 2023/24					Revised budget 2023/24	Variations for this Mar Qtr		Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRs	Sep QBRs	Dec QBRs		Mar	Qtr			
Capital expenditure											
New assets											
- Plant & equipment	-				-				-		
- Land & buildings	9,290,768		62,000		9,352,768				9,352,768	7,773,072	
- Roads, bridge, footpaths	232,985				232,985				232,985		
- Stormwater & drainage	168,000				168,000				168,000		
Renewal assets (replacement)											
- Plant & equipment	332,500				332,500				332,500	201,765	
- Land & buildings	2,635,551	378,652		38,700	3,052,903	258,194	1		3,311,097	572,467	
- Roads, bridges, footpaths	1,937,858	464,556			2,402,414	(71,160)	2		2,331,254	1,664,706	
- Stormwater & drainage	454,083			35,000	489,083	(78,000)	3		411,083	146,164	
Loan repayments (principal)					-				-		
Furniture & Fittings, IT & Equipment	200,000	267,369			467,369	25,000	4		492,369	143,250	
Total capital expenditure	15,251,745	1,110,577	62,000	73,700	-	16,498,022	134,034		16,632,056	10,501,424	
Capital funding											
Rates & other untied funding	4,037,063	102,147			4,139,210	(258,806)	5		3,880,404	2,070,303	
Capital grants & contributions	9,357,400	289,616			9,647,016	(71,160)	6		9,575,856	8,085,577	
Reserves:											
- External restrictions/reserves	852,083				852,083	(78,000)	7		774,083	211,214	
- Internal restrictions/reserves	876,199	718,814	62,000	73,700	1,730,713	542,000	8		2,272,713	82,881	
New loans											
Receipts from sale of assets											
- Plant & equipment	129,000				129,000				129,000	51,448	
- Land & buildings											
Total capital funding	15,251,745	1,110,577	62,000	73,700	-	16,498,022	134,034		16,632,056	10,501,424	
Net capital funding - surplus/(deficit)	-	-	-	-	-	-	-		-	-	

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Hunter's Hill Council

Quarterly Budget Review St
for the period 01/01/24 to**Capital budget review statement**
Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details	
March Quarterly Budget Review		
Capital expenditure		
1	- Land & buildings	
	Bedlam Bay Swim site Activation	-\$20,250
	Town Hall Kitchen	-\$100,000
	Boronia Park BMX	-\$55,540
	Boronia park Grandstand (internal storage & amenities)	-\$144,000
	Boronia Park North Playground	-\$94,556
	Boronia Park Project	\$517,000
2	- Roads, bridges, footpaths	
	Road Patching	-\$83,000
	Crown Street - Install calming devices	-\$71,160
3	- Stormwater & drainage	
	Martin Street	-\$78,000
	Boronia Park Stormwater	\$83,000
	Boronia Park Stormwater	\$100,000
	Boronia Park Netball	\$55,540
4	Furniture and Fitting - Boronia Park Sporting & Community Facility - Tables & Chairs	\$25,000
Capital funding		
5	Rates & other untied funding	
	Bedlam Bay Swim site Activation	-\$20,250
	Boronia park Grandstand (internal storage & amenities)	-\$144,000
	Boronia Park North Playground	-\$94,556
6	Capital grants & contributions:	
	- Crown Street - Install calming devices	-\$71,160
7	Reserves:	
	- External restrictions/reserves	
	Martin Street	-\$78,000
8	- Internal restrictions/reserves	
	Furniture and Fitting - Boronia Park Sporting & Community Facility - Tables & Chairs	\$25,000
	Boronia Project	\$517,000
September Quarterly Budget Review		
Capital expenditure		
1	- Land & buildings	
	Buffalo Creek Amenities	\$38,700.0
2	- Stormwater & drainage	\$35,000.0
Capital funding		
1, 2	- Internal restrictions/reserves	
	Buffalo Creek Amenities - Community Buildings Maintenance Reserve	\$38,700.0
	Riverglade Reserve - Stormwater & Marine Maintenance Reserve	\$35,000.0

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Cash & investments - Council Consolidated

(\$000's)	Cash Opening balance 2023/24	Approved changes			Revised budget 2023/24	Variations for this Mar Qtr	Notes	Projected year end result	Actual YTD figures
		Other than by QBRs	Sep QBRs	Dec QBRs					
Externally restricted ⁽¹⁾									
Developer contributions - S7.12	1,846,258	138,670		1,984,929	78,000	1	2,062,929	2,064,544	
Other developer contribution	138,001	-		138,001			138,001	138,001	
Specific purpose unexpended grants	4,825,318	(981,087)		3,844,231			3,844,231	1,220,257	
Domestic waste management	1,023,411	0		1,023,411			1,023,411	1,023,411	
Other special levies	1,113,346	455,954		1,569,300	258,806	2	1,828,106	1,515,638	
Total externally restricted	8,946,335	(386,462)	-	8,559,872	336,806		8,896,678	5,961,850	
<small>(1) Funds that must be spent for a specific purpose</small>									
Internally restricted ⁽²⁾									
Plant and vehicle replacement	426,421	-		426,421			426,421	426,421	
Employee leave entitlements	777,393	0		777,393			777,393	777,393	
Deposits, retentions and bonds	3,468,810	113,190		3,582,000			3,582,000	3,709,066	
Construction of building	195,122	-		195,122			195,122	195,122	
Office equipment & furniture	343,056	-		343,056	(25,000)	3	318,056	276,987	
Elections	278,583	-		278,583			278,583	278,583	
Insurance reserve	237,860	-		237,860			237,860	237,860	
Road Reconstruction	464,556	-		464,556			464,556	223,760	
Open Space	5,511	-		5,511			5,511	-	
Traffic & Transport	102,400	-		102,400			102,400	102,400	
Property strategy	49,474	(6,351)		43,123			43,123	-	
Sustainability Reserve	258,500	(62,000)		196,500			196,500	196,500	
Safety & welfare expenses OH&S Incentive	34,035	-		34,035			34,035	39,963	
Other	20,000	(20,000)		-			-	-	
Asset Re-purposing	-	6,665,101		6,665,101	(517,000)	4	6,148,101	6,665,101	
Community initiatives & minor capital works	-	20,000		20,000			20,000	20,000	
Stormwater & marine maintenance reserve	-	50,000	(35,000)	15,000			15,000	15,000	
Community building maintenance reserve	-	50,000	(38,700)	11,300			11,300	11,300	
Council work depot - LC	90,000	(90,000)		-			-	-	
Boronia Park Sporting & Community Facility Fundraising	965,000	-		965,000			965,000	421,379	
Boronia Park Sporting & Community - Council Contribution	1,734,488	-		1,734,488			1,734,488	-	
Depot Operations Strategy	-	513,000		513,000			513,000	511,515	
Gladesville Masterplan	-	530,000		530,000			530,000	530,000	
Total internally restricted	9,451,209	7,762,940	(73,700)	17,140,449	(542,000)		16,598,449	14,638,350	
<small>(2) Funds that Council has earmarked for a specific purpose</small>									
Unrestricted <small>(ie. available after the above Restrictions)</small>	10,159,456	(12,145,213)		(1,985,757)			(1,985,757)	889,394	
Total Cash & investments	28,557,000	(4,768,736)	(73,700)	23,714,564	(205,194)		23,509,370	21,489,594	

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

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 \$21,499,021

This Cash at Bank amount has not been reconciled to Council's physical Bank Statements as at 31/03/24
The date of the last completed bank reconciliation is 4.4.24

Reconciliation status

The YTD cash & investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at bank (as per bank statements)		2,964,095
Investments on hand		18,534,925
less: unpresented cheques	(Timing Difference)	(9,427)
add: undeposited funds	(Timing Difference)	
less: identified deposits (not yet accounted in ledger)	(Require Actioning)	
add: identified outflows (not yet accounted in ledger)	(Require Actioning)	
less: unidentified deposits (not yet actioned)	(Require Investigation)	
add: unidentified outflows (not yet actioned)	(Require Investigation)	
Reconciled cash at bank & investments		21,489,594
Balance as per QBRS review statement:		21,489,594
Difference:		(0)

Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes Details

March Quarterly Budget Review

Externally restricted

1	Developer contributions - S7.12 Stormwater & Draniange	\$78,000
2	Other special levies Bedlam Bay Swim site Activation Boronia park storage Boronia Park North Playground	\$20,250 \$144,000 \$94,556

Internally restricted

2	Office equipment & furniture Furniture and Fitting - Boronia Park	\$25,000
3	Asset Re-purposing Boronia Project	\$517,000

September Quarterly Budget Review

Internally restricted

1	Council community building maintaince reserve Buffalo Creek Amenities	\$38,700
2	Riverglade Reserve - Stormwater & Marine Maintenance Reserve	\$35,000

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBR report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Key performance indicators budget review statement - Council specific KPI's

Budget review for the quarter ended 31 March 2024

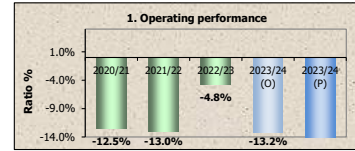
('\$000's)	Current projection		Original budget 23/24	Actuals prior periods	
	Amounts 23/24	Indicator 23/24		22/23	21/22

The Council monitors the following Key Performance Indicators:

1. Operating performance

Operating revenue (excl. capital) - operating expenses	-2862	-14.4%	-13.2%	-4.81%	-13.0%
Operating revenue (excl. capital grants & contributions)	19875				

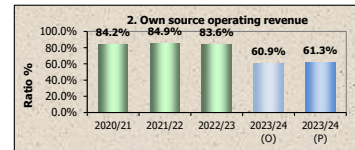
Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions).



2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)	18509	61.3%	60.9%	83.6%	84.9%
Total Operating revenue (incl. capital grants & cont)	30178				

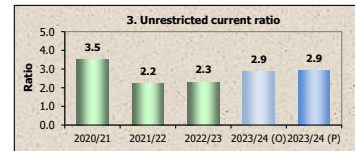
Measures the degree to which Council relies on external funding sources such as operating grants and contributions.



3. Unrestricted current ratio

Current assets less all external restrictions	16252	2.9	2.9	2.3	2.2
Current liabilities less specific purpose liabilities	5590				

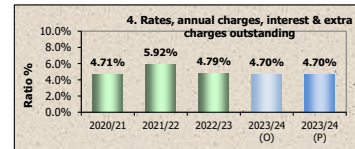
This ratio measures Council's ability to meet its short-term obligations i.e. those which aren't external obligations such as Developer Contributions and special levies.



4. Rates, annual charges, interest & extra charges outstanding

Rates, annual & extra charges outstanding	743	4.7%	4.7%	4.8%	5.9%
Rates, annual & extra charges collectible	15797				

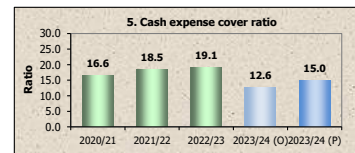
Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.



5. Cash expense cover ratio

Current year's cash & cash equivalents (incl. term deposits)	23509	15.0	12.6	19.1	18.5
Operating & financing activities cash flow payments	18864				

This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow.



This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBR report

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/24 to 31/03/24

Contracts budget review statement

Budget review for the quarter ended 31 March 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
Audit Office NSW	FY2023-24 External Audit	65,000	28/03/24	Milestone	Y	

Notes:

- 1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
- 2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
- 3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

**Contracts budget review statement
Comments & explanations relating to contractors listing**

Notes Details

1	Paytner Dixon Construction - Boronia Park Sporting & Community Facility - Variation total - \$696,281 as at 31 March 2024, which includes stormwater boring variation.

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBR report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	387,265	y
Legal Fees	482,712	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

December 2023 Quarter

1	Consultant Transport and movement advice committee Integrated Transport Strategy Proposal for Services Note: Funding from Design and Investigation budget	\$49,100

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRS report

ITEM NO	: 4.3
SUBJECT	: SUMMARY OF COUNCIL INVESTMENTS AS AT 30 APRIL 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	: MARIA KENNY

Ref:702367

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 30 April 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 2.48%pa (0.20% actual) versus the bank bill index benchmark return of 4.37%pa (0.35% actual). For the past 12 months, the investment portfolio has returned 4.66% versus the benchmark's 4.24%.

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 30 APRIL 2024

Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earned at maturity
NAB	Term Deposit	AA-	\$2,375,000.00	1-May-23	1-May-24	4.58%	\$109,073.01
NAB	Term Deposit	AA-	\$1,000,000.00	31-May-23	28-May-24	4.99%	\$49,626.58
BOQ	Term Deposit	BBB+	\$500,000.00	22-Jun-23	25-Jun-24	5.59%	\$28,256.30
NAB	Term Deposit	AA-	\$1,000,000.00	4-Jul-23	3-Jul-24	5.56%	\$55,600.00
BOQ	Term Deposit	BBB+	\$1,000,000.00	4-Jul-23	3-Jul-24	5.62%	\$56,200.00
NAB	Term Deposit	AA-	\$1,000,000.00	25-Jul-23	24-Jul-24	5.51%	\$55,100.00
NAB	Term Deposit	AA-	\$500,000.00	9-Aug-23	8-Aug-24	5.25%	\$26,178.28
AMP	Term Deposit	BBB	\$526,676.71	11-Aug-23	12-Aug-24	5.35%	\$26,676.71
NAB	Term Deposit	AA-	\$1,000,000.00	10-Aug-23	13-Aug-24	5.25%	\$53,075.34
CBA	Term Deposit	AA-	\$2,500,000.00	29-Aug-23	27-Aug-24	5.41%	\$134,879.45
NAB	Term Deposit	AA-	\$1,000,000.00	12-Sep-23	12-Sep-24	5.25%	\$52,500.00
AMP	Term Deposit	BBB	\$500,000.00	18-Oct-23	17-Oct-24	5.15%	\$25,750.00
Westpac	Term Deposit	AA-	\$1,000,000.00	2-Nov-23	30-Oct-24	5.47%	\$54,400.27
AMP	Term Deposit	BBB	\$500,000.00	16-Nov-23	18-Nov-24	5.40%	\$27,000.00
Suncorp	Term Deposit	A+	\$1,000,000.00	29-Nov-23	26-Nov-24	5.52%	\$54,897.53
Macquarie	Call	A+	\$2,631.63			4.25%	
CBA	Floating Rate Note	AA-	\$500,000.00	13-Jan-23	13-Jan-28	5.51%	
CBA	Business online saver	AA-	\$1,705,565.62			4.35%	

Institution	Reference	Lodged	Month-end	Balance at month-end	Month return
TCorp	Medium Term Growth Fund	2-Jun-21	June-2021	\$1,515,096.51	1.01%
			July-2021	\$1,538,434.43	1.54%
		9-Aug-21	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%
			October-2023	\$1,972,670.14	-0.80%
			November-2023	\$2,018,775.54	2.34%
			December-2023	\$2,068,767.85	4.01%
			January-2024	\$2,084,604.95	4.80%
			February-2024	\$2,104,577.06	5.81%
			March-2024	\$2,130,627.65	1.24%
			Closing Balance	\$2,096,348.39	-1.61%
				\$19,706,222.35	
CBA	General	\$228,970.82	30.4.2024 Bank Account Balance		
Total		\$19,935,193.17			

Certification – Responsible Accounting Officer

Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2024	2.48%	4.37%	-1.89%
Last 3 months	4.52%	4.40%	0.12%
Last 6 months	5.49%	4.40%	1.09%
Financial Year to Date	4.93%	4.35%	0.58%
Last 12 months	4.66%	4.24%	0.42%

Below is a summary of the total portfolio by credit exposure, maturity terms and investment holdings as at 30 April 2024:

TABLE 2 – PORTFOLIO TOTAL BY CREDIT EXPOSURE

Credit Rating Group	Face Value (\$)		Policy Max	
AA	13,809,536	69%	100%	✓
A	2,502,632	13%	60%	✓
BBB	1,526,677	8%	30%	✓
TC	2,096,348	11%	10%	✗
	19,935,193			

TABLE 3 – PORTFOLIO TOTAL BY MATURITY TERMS

	Face Value (\$)		Policy Max	
Between 0 and 1 years	19,435,193	97%	100%	✓
Between 3 and 10 year:	500,000	3%	40%	✓
	19,935,193			

TABLE 4 – PORTFOLIO TOTAL BY INVESTMENT HOLDINGS

	Face Value (\$)	Current Value (\$)
Cash	1,937,168	1,937,168
Floating Rate Note	500,000	506,400
Managed Funds	2,096,348	2,096,348
Term Deposit	15,401,677	15,401,677
	19,935,193	19,941,593

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.

Table 5 - EXTERNAL & INTERNAL RESTRICTIONS

	Actual as at 31 March 2024	Actual as at 30 April 2024
Developer contributions - S7.12	\$2,064,543.80	\$2,128,972.90
Other developer contribution	\$138,000.61	\$138,000.61
Specific purpose unexpended grants	\$1,220,256.67	\$1,354,974.49
Domestic waste management	\$1,023,411.40	\$1,023,411.40
Other special levies	1,515,638.00	\$1,514,138.30
Total External Restrictions	\$5,961,850.48	\$6,159,497.70
Internal Restrictions		
Plant and vehicle replacement	\$426,420.68	\$426,420.68
Employee leave entitlements	\$777,393.29	\$777,393.29
Deposits, retentions and bonds	\$3,709,066.03	\$3,703,256.59
Construction of building	\$195,122.00	\$195,122.00
Office equipment & furniture	\$276,987.08	\$276,987.08
Elections	\$278,582.73	\$278,582.73
Insurance reserve	\$237,859.78	\$137,859.78
Road Reconstruction	\$223,760.00	\$223,760.00
Traffic & Transport	\$102,400.00	\$71,160.00
Sustainability Reserve	\$196,500.48	\$196,500.48
Asset Re-purposing	\$6,665,100.84	\$6,231,119.36
Safety & welfare expenses OH&S Incentive	\$39,962.64	\$39,962.64
Community Initiatives & Minor Capital Works	\$20,000.00	\$20,000.00
Stormwater & marine maintenance reserve	\$15,000.00	\$15,000.00
Community building maintenance reserve	\$11,300.00	\$11,300.00
Boronia Park Sporting & Community Facility Fundraising	\$421,379.03	\$169,283.52
Depot Operations Strategy	\$511,515.00	\$504,532.50
Gladesville Masterplan	\$530,000.00	\$260,000.00
Total Internal Restrictions	\$14,638,349.58	\$13,638,957.13
Total Restrictions	\$20,600,200.06	\$19,798,454.83

Grant income not yet received on capital projects

The following table lists grant income and contributions Council is yet to receive income:

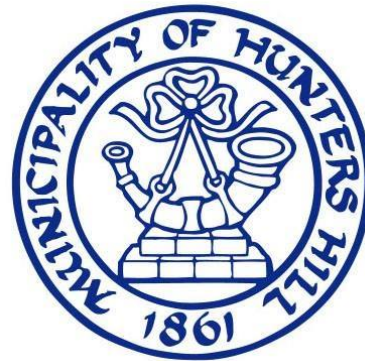
Project / Grant Program	Agency / Group	Milestone	\$
Boronia Park Sporting & Community Facility	NSW Office of Sport	Milestone 4 – Occupation Certificate	325,000
		Final Milestone – Facility Opening	65,000
	NSW Cricket	Final 10% contribution upon completion	5,265

Gladesville Reserve Sports Lighting Upgrade	NSW Office of Sport	Milestone 2, 3 and Grant Acquittal	208,000
Total			603,265

In order to complete projects and receive grant milestone payments, council is required to fund contractual payments through its own reserves. Upon receipt of the above listed grant and contribution income receipts will be deposited back to Asset Re-purposing Reserve.

ATTACHMENTS

1. Investment Summary Report April 2024 [↓](#)



Investment Summary Report
April 2024



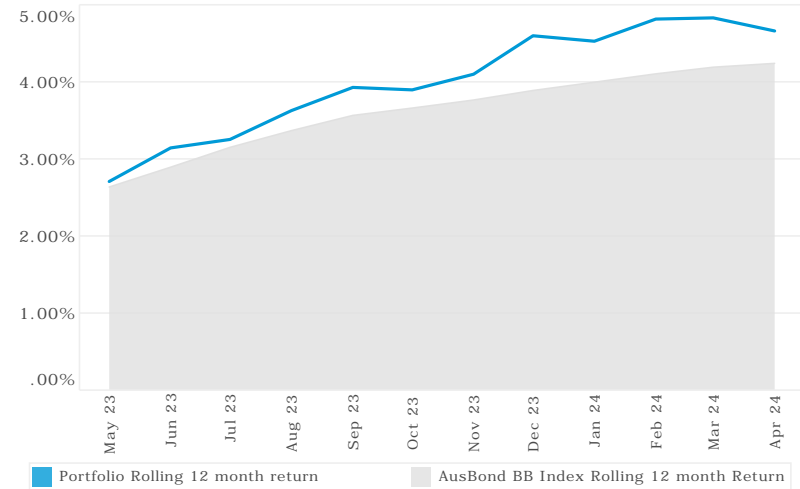
Hunters Hill Council

Executive Summary - April 2024



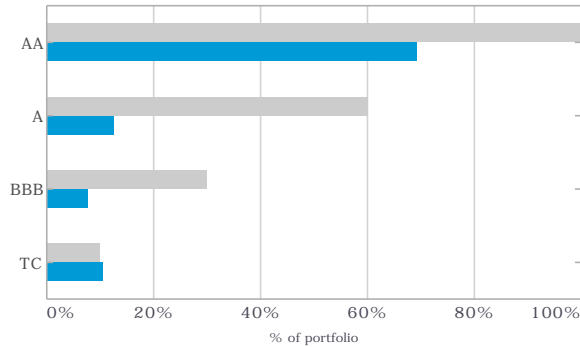
Investment Holdings Investment Performance

	Face Value (\$)	Current Value (\$)
Cash	1,937,168	1,937,168
Floating Rate Note	500,000	506,400
Managed Funds	2,096,348	2,096,348
Term Deposit	15,401,677	15,401,677
	19,935,193	19,941,593

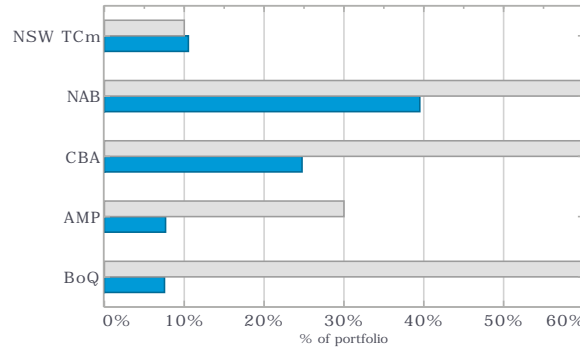


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value (\$)	Policy Max
Between 0 and 1 years	19,435,193	97% 100% a
Between 3 and 10 year:	500,000	3% 40% a
	19,935,193	

Portfolio Exposure Investment Policy Limit





Hunters Hill Council Investment Holdings Report - April 2024

Cash Accounts										
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating		Current Value (\$)	Deal No.			Reference
	2,631.63	5.1746%	Macquarie Bank	A+		2,631.63	540871			Accelerator
	228,970.82	0.0000%	Commonwealth Bank of Australia	AA-		228,970.82	538227			General
	1,705,565.62	4.3500%	Commonwealth Bank of Australia	AA-		1,705,565.62	545055			BOS
	1,937,168.07	3.8370%				1,937,168.07				

Managed Funds										
	Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name	Current Value (\$)	Deal No.			Reference
	2,096,348.39	-1.6089%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	2,096,348.39	541469			
	2,096,348.39	-1.6089%				2,096,348.39				

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
1-May-24	2,375,000.00	4.5800%	National Australia Bank	AA-	2,375,000.00	1-May-23	2,484,073.01	544053	109,073.01	At Maturity	
28-May-24	1,000,000.00	4.9900%	National Australia Bank	AA-	1,000,000.00	31-May-23	1,045,935.34	544138	45,935.34	At Maturity	
25-Jun-24	500,000.00	5.5900%	Bank of Queensland	A-	500,000.00	22-Jun-23	524,044.66	544221	24,044.66	At Maturity	
3-Jul-24	1,000,000.00	5.5600%	National Australia Bank	AA-	1,000,000.00	4-Jul-23	1,046,003.29	544286	46,003.29	At Maturity	
3-Jul-24	1,000,000.00	5.6200%	Bank of Queensland	A-	1,000,000.00	4-Jul-23	1,046,499.73	544287	46,499.73	At Maturity	
24-Jul-24	1,000,000.00	5.5100%	National Australia Bank	AA-	1,000,000.00	25-Jul-23	1,042,419.45	544335	42,419.45	At Maturity	
8-Aug-24	500,000.00	5.2500%	National Australia Bank	AA-	500,000.00	9-Aug-23	519,130.14	544372	19,130.14	At Maturity	
12-Aug-24	526,676.71	5.3500%	AMP Bank	BBB+	526,676.71	11-Aug-23	547,056.93	544381	20,380.22	At Maturity	
13-Aug-24	1,000,000.00	5.2500%	National Australia Bank	AA-	1,000,000.00	10-Aug-23	1,038,116.44	544379	38,116.44	At Maturity	
27-Aug-24	2,500,000.00	5.4100%	Commonwealth Bank of Australia	AA-	2,500,000.00	29-Aug-23	2,591,154.79	544436	91,154.79	At Maturity	
11-Sep-24	1,000,000.00	5.2500%	National Australia Bank	AA-	1,000,000.00	12-Sep-23	1,033,369.86	544504	33,369.86	At Maturity	
17-Oct-24	500,000.00	5.1500%	AMP Bank	BBB+	500,000.00	18-Oct-23	513,827.40	544582	13,827.40	At Maturity	
30-Oct-24	1,000,000.00	5.4700%	Westpac Group	AA-	1,000,000.00	2-Nov-23	1,027,125.21	544612	27,125.21	At Maturity	
18-Nov-24	500,000.00	5.4000%	AMP Bank	BBB+	500,000.00	16-Nov-23	512,353.42	544649	12,353.42	At Maturity	



Hunters Hill Council
Investment Holdings Report - April 2024



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
26-Nov-24	1,000,000.00	5.5200%	Suncorp Bank	A+	1,000,000.00	29-Nov-23	1,023,289.86	544673	23,289.86	At Maturity	
	15,401,676.71	5.2647%			15,401,676.71		15,994,399.53		592,722.82		

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	5.5054%	CBA Snr FRN (Jan28) BBSW+ 1.15%	AA-	500,000.00	13-Jan-23	507,606.66	543689	1,206.66	15-Jul-24	
	500,000.00	5.5054%			500,000.00		507,606.66		1,206.66		

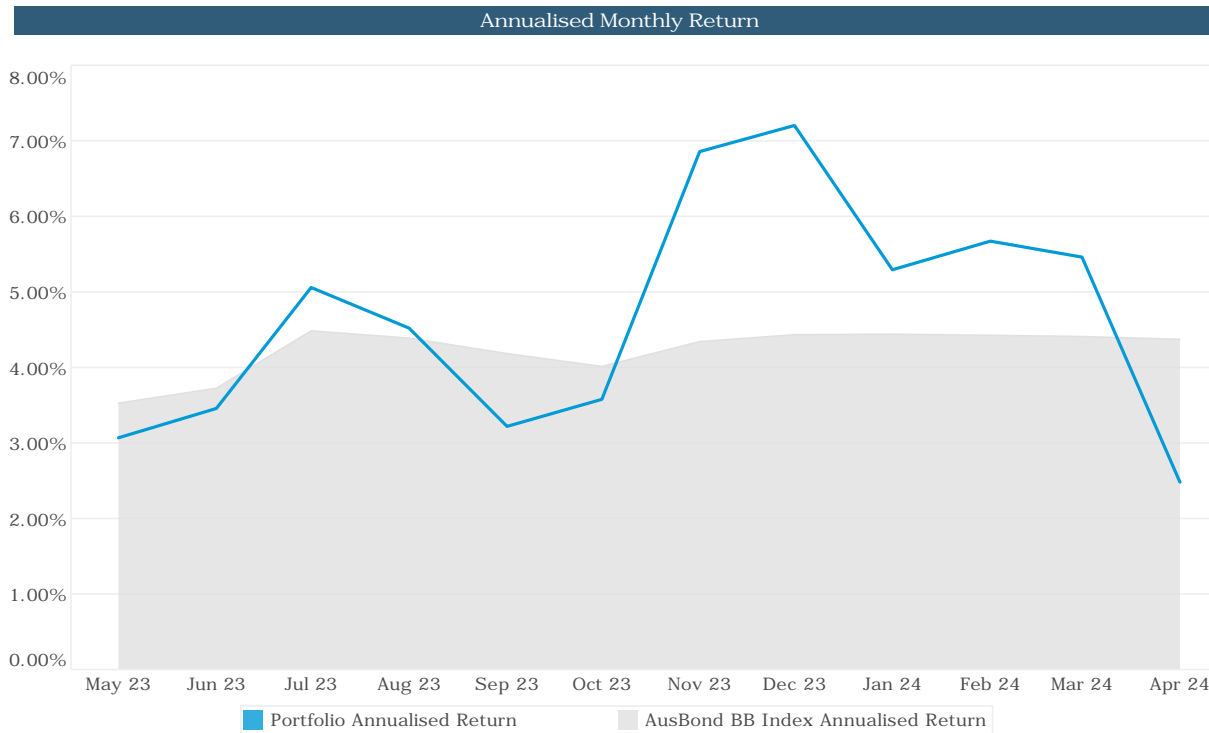




Hunters Hill Council Accrued Interest Report - April 2024

Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	538227					0.00	0	0.00	0.00%
Commonwealth Bank of Australia	545055					0.00	0	5,565.62	4.35%
Macquarie Bank	540871					10.89	0	10.89	5.17%
						10.89		5,576.51	3.79%
Floating Rate Note									
CBA Snr FRN (Jan28) BBSW+ 1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	6,856.41	30	2,261.49	5.50%
						6,856.41		2,261.49	5.50%
Term Deposits									
National Australia Bank	543970		500,000.00	30-Mar-23	3-Apr-24	22,554.79	2	121.92	4.45%
National Australia Bank	545059		500,000.00	3-Apr-24	4-Apr-24	64.39	1	64.39	4.70%
National Australia Bank	544053		2,375,000.00	1-May-23	1-May-24	0.00	30	8,940.41	4.58%
National Australia Bank	544138		1,000,000.00	31-May-23	28-May-24	0.00	30	4,101.37	4.99%
Bank of Queensland	544221		500,000.00	22-Jun-23	25-Jun-24	0.00	30	2,297.26	5.59%
Bank of Queensland	544287		1,000,000.00	4-Jul-23	3-Jul-24	0.00	30	4,619.18	5.62%
National Australia Bank	544286		1,000,000.00	4-Jul-23	3-Jul-24	0.00	30	4,569.87	5.56%
National Australia Bank	544335		1,000,000.00	25-Jul-23	24-Jul-24	0.00	30	4,528.77	5.51%
National Australia Bank	544372		500,000.00	9-Aug-23	8-Aug-24	0.00	30	2,157.54	5.25%
AMP Bank	544381		526,676.71	11-Aug-23	12-Aug-24	0.00	30	2,315.93	5.35%
National Australia Bank	544379		1,000,000.00	10-Aug-23	13-Aug-24	0.00	30	4,315.07	5.25%
Commonwealth Bank of Australia	544436		2,500,000.00	29-Aug-23	27-Aug-24	0.00	30	11,116.43	5.41%
National Australia Bank	544504		1,000,000.00	12-Sep-23	11-Sep-24	0.00	30	4,315.07	5.25%
AMP Bank	544582		500,000.00	18-Oct-23	17-Oct-24	0.00	30	2,116.44	5.15%
Westpac Group	544612		1,000,000.00	2-Nov-23	30-Oct-24	0.00	30	4,495.89	5.47%
AMP Bank	544649		500,000.00	16-Nov-23	18-Nov-24	0.00	30	2,219.17	5.40%
Suncorp Bank	544673		1,000,000.00	29-Nov-23	26-Nov-24	0.00	30	4,536.98	5.52%
						22,619.18		66,831.69	5.26%
Grand Totals						29,486.48		74,669.69	5.12%

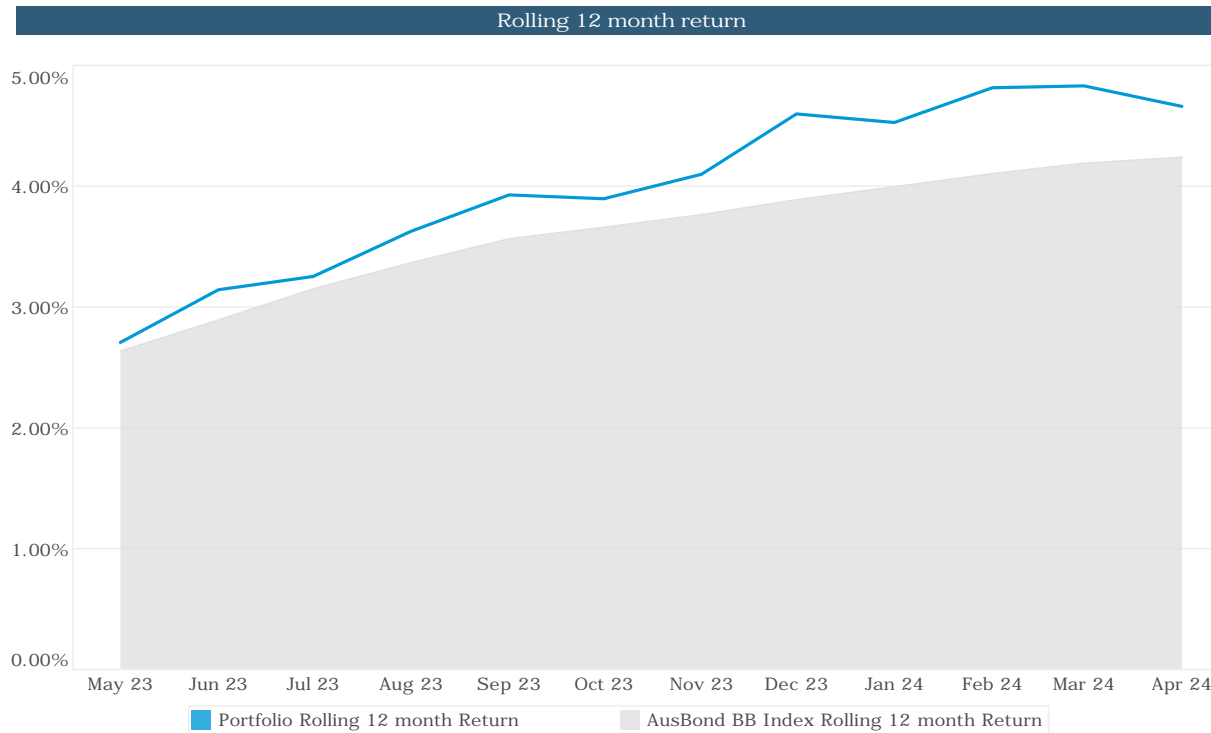
Hunters Hill Council
Investment Performance Report - April 2024



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2024	2.48%	4.37%	-1.89%
Last 3 months	4.52%	4.40%	0.12%
Last 6 months	5.49%	4.40%	1.09%
Financial Year to Date	4.93%	4.35%	0.58%
Last 12 months	4.66%	4.24%	0.42%



Hunters Hill Council
Investment Performance Report - April 2024



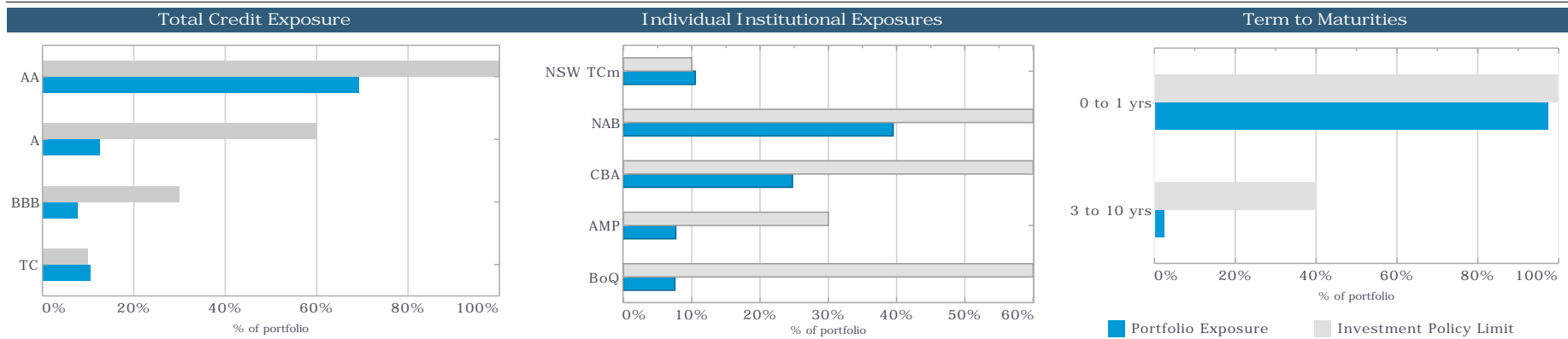
Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2024	0.20%	0.35%	-0.15%
Last 3 months	1.10%	1.07%	0.03%
Last 6 months	2.70%	2.17%	0.53%
Financial Year to Date	4.10%	3.62%	0.48%
Last 12 months	4.66%	4.24%	0.42%





Hunters Hill Council

Investment Policy Compliance Report - April 2024



Credit Rating Group	Face Value (\$)	% of Portfolio	Policy Max	Compliance
AA	13,809,536	69%	100%	a
A	2,502,632	13%	60%	a
BBB	1,526,677	8%	30%	a
TC	2,096,348	11%	10%	r
	19,935,193			

Institution	% of portfolio	Investment Policy Limit	Compliance
NSW T-Corp (TCm)	11%	10%	r
National Australia Bank (AA-)	40%	60%	a
Commonwealth Bank of Australia (AA-)	25%	60%	a
AMP Bank (BBB+)	8%	30%	a
Bank of Queensland (A-)	8%	60%	a
Suncorp Bank (A+)	5%	60%	a
Westpac Group (AA-)	5%	60%	a

Term	Face Value (\$)	% of Portfolio	Policy Max	Compliance
Between 0 and 1 years	19,435,193	97%	100%	a
Between 3 and 10 years	500,000	3%	40%	a
	19,935,193			

a = compliant
r = non-compliant





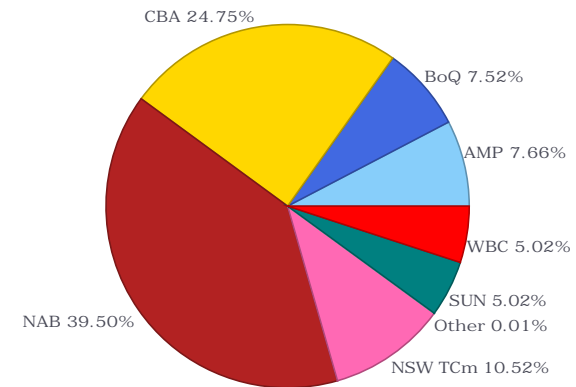
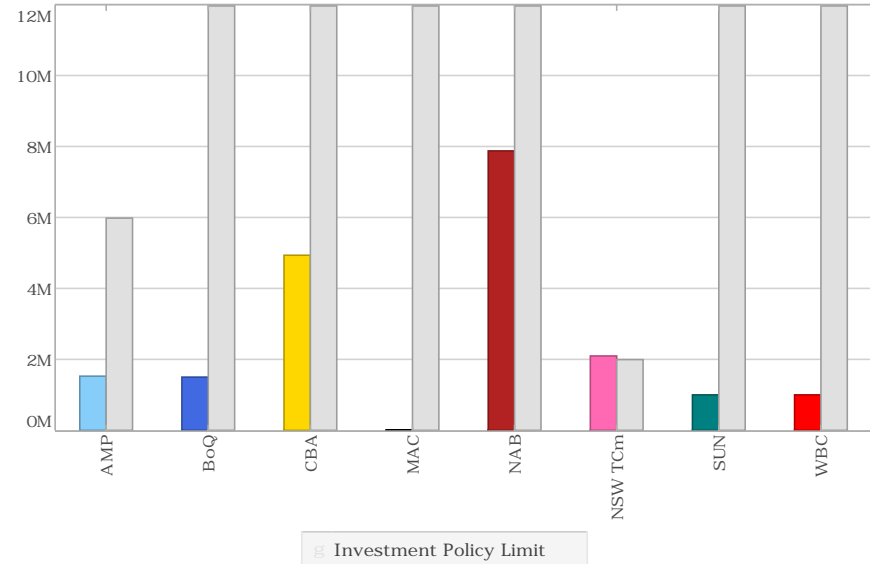
Hunters Hill Council

Individual Institutional Exposures Report - April 2024

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	1,526,677	8%	5,980,558	30%	4,453,881
Bank of Queensland (A-)	1,500,000	8%	11,961,116	60%	10,461,116
Commonwealth Bank of Australia (AA-)	4,934,536	25%	11,961,116	60%	7,026,580
Macquarie Bank (A+)	2,632	0%	11,961,116	60%	11,958,484
National Australia Bank (AA-)	7,875,000	40%	11,961,116	60%	4,086,116
NSW T-Corp (TCm)	2,096,348	11%	1,993,519	10%	-102,829
Suncorp Bank (A+)	1,000,000	5%	11,961,116	60%	10,961,116
Westpac Group (AA-)	1,000,000	5%	11,961,116	60%	10,961,116
	19,935,193				

Individual Institutional Exposure Charts





Hunters Hill Council Cashflows Report - April 2024

Actual Cashflows for April 2024						
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount	
2-Apr-24	543970	National Australia Bank	Term Deposit	During: Interest Received/Paid Dates	22,493.83	
				<u>Deal Total</u>	<u>22,493.83</u>	
				Day Total	22,493.83	
3-Apr-24	543970	National Australia Bank	Term Deposit	Maturity: Face Value	500,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	60.96	
				<u>Deal Total</u>	<u>500,060.96</u>	
3-Apr-24	545059	National Australia Bank	Term Deposit	Settlement: Face Value	-500,000.00	
				<u>Deal Total</u>	<u>-500,000.00</u>	
				Day Total	60.96	
4-Apr-24	545059	National Australia Bank	Term Deposit	Maturity: Face Value	500,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	64.39	
				<u>Deal Total</u>	<u>500,064.39</u>	
				Day Total	500,064.39	
15-Apr-24	543689	CBA Snr FRN (Jan28) BBSW+ 1.15%	Floating Rate Note	Coupon Date	6,856.41	
				<u>Deal Total</u>	<u>6,856.41</u>	
				Day Total	6,856.41	
				<u>Total for Month</u>	<u>529,475.59</u>	

Forecast Cashflows for May 2024						
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount	
1-May-24	544053	National Australia Bank	Term Deposit	Maturity: Face Value	2,375,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	109,073.02	
				<u>Deal Total</u>	<u>2,484,073.02</u>	
				Day Total	2,484,073.02	
28-May-24	544138	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	49,626.57	



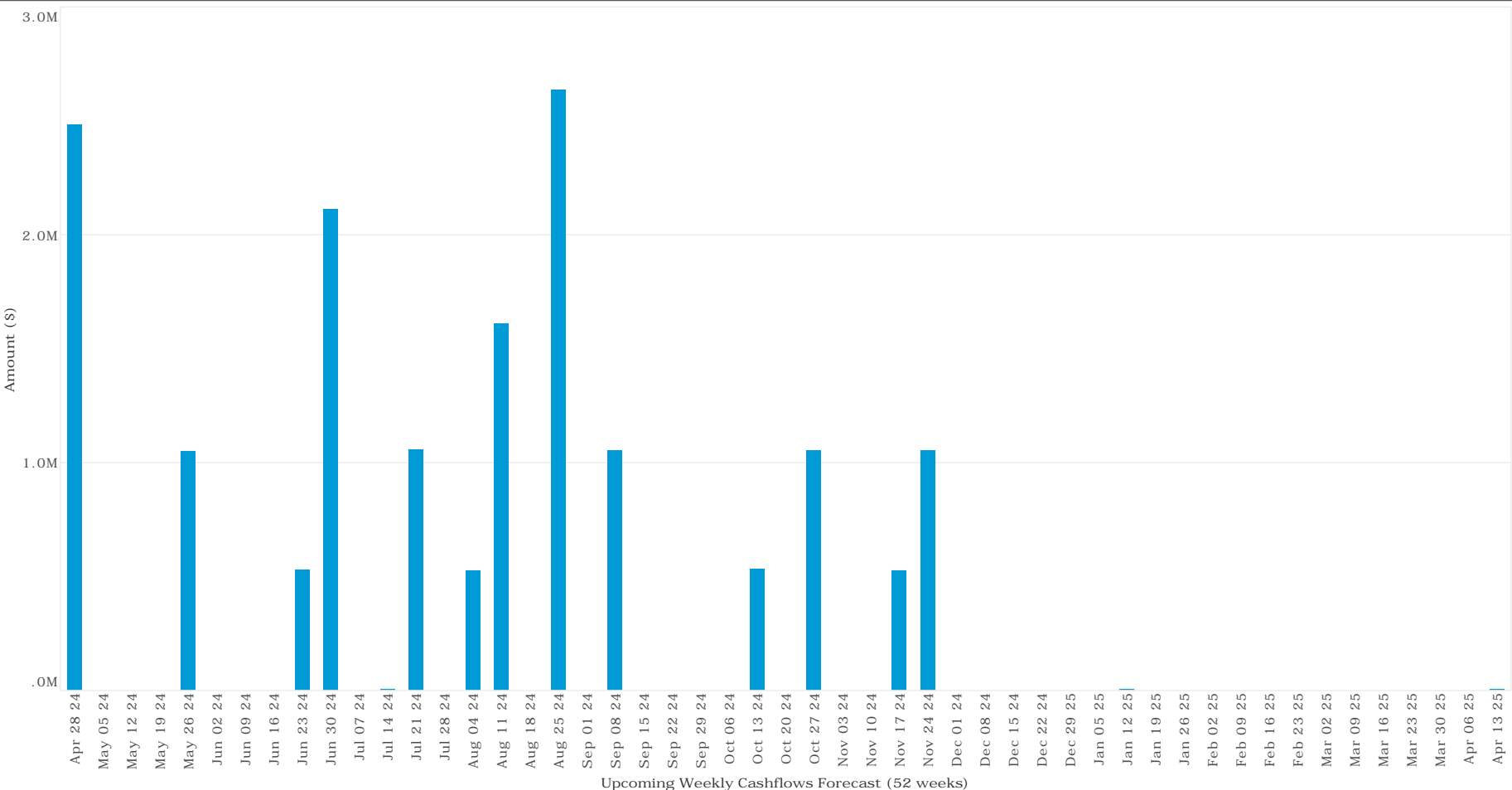
Hunters Hill Council
Cashflows Report - April 2024



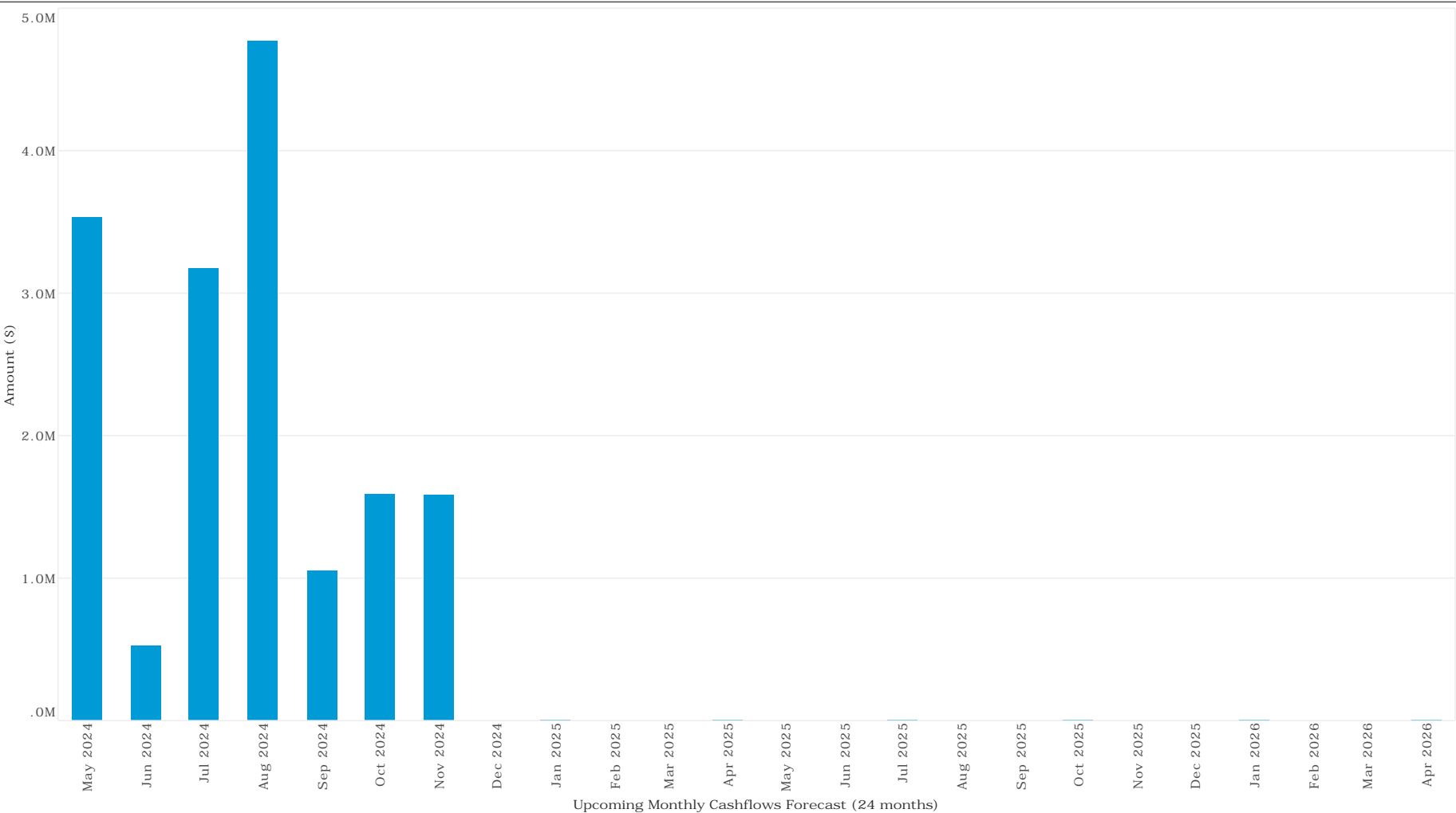
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				<u>Deal Total</u>	<u>1,049,626.57</u>
				Day Total	1,049,626.57
				<u>Total for Month</u>	<u>3,533,699.59</u>



Hunters Hill Council Cashflows Report - April 2024



Hunters Hill Council Cashflows Report - April 2024



ITEM NO	: 4.4
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN APRIL 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

Ref:702423

PURPOSE

This report provides the outcome of determinations of Development Applications referred to the Local Planning Panel (LPP) in April 2024. From time to time, other matters may be considered by the Local Planning Panel. These matters would be the subject of a separate report to Council.

The primary role of the Local Planning Panel is to determine Development Applications where submissions (10 and over) have been received and/or a Clause 4.6 (variation to Hunters Hill Local Environmental Plan 2012) has been received.

Panel Members:

Peter Tomasetti SC	Chairperson
John McInerney	Expert Member
Eugene Sarich	Expert Member
Barry Buffier	Community Representative

All reports presented to the LPP as shown below are available on the Council's website

<http://www.huntershill.nsw.gov.au/lpp>

RECOMMENDATION

1. That the report be received and noted.

REPORT OF MEETING HELD 28 MARCH 2024

Summary of determinations:

Development Application No.	2023-0141	Zone	C1 National Parks and Nature Reserves
Premises	Lot 2, National Park, Off Victoria Road, Gladesville		
Applicant	Hunters Hill Council	Date Lodged	7 November 2023
Assessing Officer	Michael Brewer	Determination Date	28 March 2024
Proposal	Construction of a swim site		
RESOLVED on the MOTION of Mr Tomasetti SC, seconded Mr Sarich			
That:			
Development Application No. 20230141 for the construction of a swim site at Lot 2 in DP 877893 and part of the bed of the Parramatta River abutting Lot 2 DP 877893, off Victoria Road, Gladesville be determined by the grant of development consent, subject to the following conditions:			
Standard Conditions			
GEN 0			
GEN1			
GEN3:			
Drawing Number/ Revision	Date	Drawn By	Title
S00 Issue F	230328	Land and Marine Engineering Consulting	General Notes and Specification
S01 Issue F	230328	Land and Marine Engineering Consulting	Specification
S02 Issue F	230328	Land and Marine Engineering Consulting	Existing Site and Demolition Plan
S10 Issue F	230328	Land and Marine Engineering Consulting	General Arrangement
S20 Issue F	230328	Land and Marine Engineering Consulting	Sections
S30 Issue F	230328	Land and Marine Engineering Consulting	Sections and Elevations
S90 Issue F	230328	Land and Marine Engineering Consulting	Seawall Plan and Details
S91 Issue F	230328	Land and Marine Engineering Consulting	Seawall Temporary Works

Document	Prepared By	Dated
Statement of Environmental Effects, Version 4	Eco-Logical Australia	10 February 2024
Marine Habitat Assessment, April 2023	Sea Dragon Diving Co.	April 2023
Bedlam Bay Swimming Enclosure Statement of Heritage Impact	Eco-Logical Australia	9 February 2024
Bedlam Bay Aboriginal Heritage Due Diligence Assessment	Eco-Logical Australia	9 February 2024
Bedlam Bay Swimming Enclosure Biodiversity Assessment Report	Eco-Logical Australia	7 November 2023
Human Health Risk Assessment: Bedlam Bay Ref: SW/22/BBR001-A	En Risks	29 March 2022

GEN 5,6, 7

PCC0, 1 (\$ 1250.00)

PCC7, 15, 20, 21, 32, 67

PCW0, 1, 2, 3, 4, 5, 6

CON0, 1, 2, 4, 5, 11,70, 71,

POC0, 1, 2, 22, 24

Other specific conditions:

Vegetation Management Plan

Prior to the issue of a Construction Certificate, a Vegetation Management Plan shall be prepared by a suitably qualified professional for the development site. This plan should address weed control and landscape revegetation. Further local indigenous plantings are recommended to improve habitat connectivity as well as using a staged approach to weed removal to protect weed habitat used by small passerine birds.

Aboriginal Objects- general measures and unexpected finds

Aboriginal objects are protected under the NPW Act regardless if they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease in the affected area and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval under a section 90 AHIP should then be sought if Aboriginal objects are to be moved or harmed.

In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, Heritage NSW may also be contacted at this time to assist in

determining appropriate management.

European Cultural Heritage

- Contractors working on the site should be given a brief heritage induction and be made aware of their obligations in regard to the statutory requirement for the work in compliance with the Bedlam Bay Archaeological and Cultural Landscape Management Plan.
- Historical materials recovered should be reused where possible.
- The sandstone retaining wall should be stabilised/ or reconstructed to ensure suitable location for fastening the swimming net and as recommended by the Bedlam Bay Archaeological and Cultural Landscape Management Plan.

Unexpected finds procedure

An 'unexpected heritage find' can be defined as any unanticipated archaeological discovery, that has not been previously assessed or is not covered by an existing approval under the Heritage Act 1977 not been previously assessed or is not covered by an existing approval under the Heritage Act 1977 (Heritage Act) or National Parks and Wildlife Act 1974 (NPW Act). These discoveries are categorised as either:

- Aboriginal objects (archaeological remains i.e.: stone tools),
- Historic (non-Aboriginal) heritage items (archaeological remains (i.e. artefacts) or movable objects),
- Human skeletal remains.

Should any unexpected historical archaeology be uncovered during any future excavation works, the following procedure must be adhered to:

- Stop all work in the immediate area of the item and notify the Project Manager.
- Establish a 'no-go zone' around the item. Use high visibility fencing, where practical. Inform all site personnel about the no-go zone.
- No work is to be undertaken within this zone until further investigations are completed.
- Engage a suitably qualified and experienced Archaeologist to assess the finds.
- The Heritage Council must be notified if the finds are of local or state significance. Additional approvals will be required before works can recommence on site.
- If the item is assessed as not a 'relic', a 'heritage item' or an 'Aboriginal object' by the Archaeologist, work can proceed with advice provided in writing.

General Safeguards

The General Safeguards identified in Section 4 of the Statement of Environmental Effects shall be incorporated into any documentation required by this consent (such as a plan of management) where they do not conflict with any other statutory requirement or condition of this consent. Prior to the issue of a construction certificate, the applicant shall provide the PCA with a document demonstrating how these measures have been incorporated.

The following specific Conditions imposed by the National Parks and Wildlife Services:

- *No access, construction or ancillary works are permitted to land reserved under the NSW National Parks and Wildlife Act 1974 as the Parramatta River Regional Park (as Lot 2 DP877893 or Lot 876 DP811359) under this consent.*
- *Access to Parramatta River Regional Park is only permitted where it is authorised by, or under the NSW National Parks and Wildlife Act 1974. The applicant is to request access via the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *No works to the sandstone seawall (retaining wall), stone steps and any ancillary construction (including demolition) is permitted under this consent if those works will directly, or indirectly affect elements on the Parramatta River Regional Park above the mean high-water mark. These works can only commence once the Review of Environmental Factors: Bedlam Bay Swimming Enclosure, prepared by Ecological Australia Pty Ltd has been finalised, determined and authorised under the NSW National Parks and Wildlife Act 1974.*
- *A site-specific Construction Environment Management Plan (CEMP) must be prepared and approved prior to commencing construction works. The CEMP is to ensure sufficient environmental safeguards and measures are in place to avoid access, or damage to the Parramatta River Regional Park, ensuring the project interface is adequately managed. Consultation with the NSW National Parks and Wildlife Service is mandatory during the preparation of the CEMP as the adjoining land manager, refer to the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *The CEMP shall cover, but is not limited to:*
 - a. *application of hygiene protocols to minimise, and limit risk of propagule and pathogen dispersal in accordance with the Saving our Species 'Hygiene Guidelines for Wildlife' (as <https://www.environment.nsw.gov.au/research-and-publications/publications%20search/hygiene-guidelines>).*
 - b. *ensure clear demarcation of the regional park gazetted boundary is in place at all times, during demolition, construction or any other works to limit the risk of encroachment, unless permitted or authorised by, or under the NSW National Parks and Wildlife Act 1974.*
 - c. *regional park interface protection with the application of the Australian Standard 4970-2009 - Protection of trees on development sites and the establishment of Tree Protection Zones (TPZ) to conserve native vegetation¹ on the Parramatta River Regional Park, above the mean high tide mark. No clearing² is permitted on the regional park under this consent.*
 - d. *adequate erosion and sediment controls are to be in place for works posed in the intertidal zone on the interface with the regional park, to prevent damage during access to, demolition of and construction.*
 - e. *clear protocols are to be provided in the event of unexpected finds involving Aboriginal objects, and heritage items (and relics) which includes notification to Enviroline 131555, includes steps covering the immediate cessation of all works and securing of the site. Steps and triggers alerting Heritage NSW and any other relevant agencies (with provision of contact details), including the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au if the Aboriginal objects, heritage items are unearthed on the interface of the regional*

park, or are objects or items form a continuation of values which extend onto the Parramatta River Regional Park.

f. clear protocols around the archiving, management, recording (including data storage) reuse or relocation of heritage values (items and relics) proposed to be modified, or those extracted, or unearthed during construction or cleaning of the river or seafloor. The protocols are to cover seawall reconstruction, and any sandstone blocks, shelter or wooden elements forming part of the former bathing precinct. As the bathing precinct (above mean high water mark) and evidence of the 1860s bathing structures retains a high significance under the Parramatta River Regional Park Plan of Management³ (NPWS 2015).

- *A site-specific Foreshore Operational Management Plan (FOMP) is to be prepared with NSW National Parks and Wildlife Service as a key stakeholder, refer to the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *The FOMP shall cover, but is not limited to:*
 - a. foreshore management protocols, between NSW National Parks and Wildlife Service, Hunters Hill Council and Transport for NSW (Maritime) around the maintenance, monitoring, cleaning, and clearing of rubbish and marine debris to ensure appropriate management of the enclosure and its immediate surrounds occurs.*
 - b. monitoring framework around visitor use, including access and parking, post installation of the swimming enclosure to ensure the activation of the site as a recreational opportunity is managed and localised issues, constraints or any damage to or degradation of regional park values are managed.*
 - c. signage installation (location, design, content etc.) and its management in accordance with actions stated in the SEE, include authorisation requirements under the NSW National Parks and Wildlife Act 1974 or Regulation.*
 - d. heritage management protocols associated with the heritage items removed during construction and seafloor cleaning and their reuse, cultural landscape enhancement and interpretation. Include consultation with NSW National Parks and Wildlife Service and authorisation requirements under the NSW National Parks and Wildlife Act 1974 or Regulation if these are to be established on the Parramatta River Regional Park.*

The following General Terms of Approval to be imposed by DPI Fisheries, pursuant to s.4.47(3) of the Environmental Planning and Assessment Act 1979:

- 1. Environmental safeguards (silt curtains, booms etc.) are to be used during construction to ensure that there is no escape of turbid plumes into the aquatic environment. Turbid plumes have the potential to smother aquatic vegetation and have a deleterious effect on benthic organisms;*
- 2. The proponent must apply for and obtain a Part 7 permit for harm marine vegetation under the FM Act from DPI Fisheries prior to any works on site. Permit application forms are available from the DPI Fisheries website at: <https://www.dpi.nsw.gov.au/fishing/habitat/help/permit>; and*
- 3. Prior to works commencing, the proponent must prepare a comprehensive*

monitoring program for assessing the health of the seagrass bed in relation to potential ongoing impacts. The monitoring program must be agreed to by DPI Fisheries and include negotiated mitigation measures and offset strategies in the event that any damage to the seagrass beds can be attributed to the ongoing activities. “

Additional Condition imposed by LPP

That provision be made for a historic interpretation sign for the public understanding of the heritage significance of the site.

RECORD OF VOTING	
For	Against
Mr Peter Tomasetti SC	Mr John McInerney
Mr Eugene Sarich	Mr Barry Buffier

Mr Tomasetti SC applied his casting vote as chairperson.

The MOTION was CARRIED.

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.5
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN APRIL 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

Ref:702429

PURPOSE

This report provides the outcome of determinations of Development Applications referred to the Development Control Unit (DCU) in April 2024.

The role of the Development Control Unit is to determine any development application that receives two (2) or more objections (where that development application is not referred to the Local Planning Panel or other consent authority).

All reports presented to the DCU as shown below are available on the Council's website <http://www.huntershill.nsw.gov.au/dcu>.

RECOMMENDATION

1. That the report be received and noted.

REPORT OF MEETING HELD 16 APRIL 2024

DEVELOPMENT APPLICATION NO	: 20220187
PROPOSAL	: Demolition of existing structures on the site, construction of a new single dwelling, with basement car parking, swimming pool, boat shed and landscaping.
PROPERTY	: 9 Werambie Street, Woolwich
APPLICANT	: Mark Armstrong
OWNER	: Mr G E and Mrs B Charbel
DATE LODGED	: 6 December 2022
REPORTING OFFICER	: Rean Lourens

RESOLVED on the MOTION of Director, Town Planning Kourepis and seconded by Shahram Mehdizadgan

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application 2022/0187 for the demolition of existing structures and construction of a new dwelling with basement carparking, swimming pool, boat shed and landscaping at 9 Werambie Street, Woolwich be granted a deferred commencement approval subject to the following conditions:

The development as contained in Schedule 2 shall not operate (or be issued) until such time as the matters contained in Schedule 1 are finalised to the satisfaction of Council.

Schedule 1:

The landscape plan (prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022) must be amended as follows to provide an appropriate landscaped setting:

- The tree species schedule must be amended to provide more appropriate species in terms of the impacts on views in the future when considering the potential growth height.

Tree Species identified on landscape plans
<i>Angophora costata</i> (Smooth-barked Apple)
<i>Backhousia myrtifolia</i> (Grey Myrtle)
<i>Acmena smithii</i> 'Sublime (Lilly Pilly)

Schedule 2:

GEN0 GEN1
GEN3

Drawing Number	Drawn By	Plan Dated
Site Plan, Dwg. DA-01, Rev B	ARC Architects	28/07/2023
Boat Shed, Dwg DA-03, Rev C	ARC Architects	27/11/2023
Level 1 – Lower Level, Dwg DA-04, Rev C	ARC Architects	27/11/2023
Level 2 – Living Level, Dwg DA-05, Rev C	ARC Architects	27/11/2023
Level 3 – Entry Level, Dwg DA-06, Rev C	ARC Architects	27/11/2023
Level 4 – Upper Level, Dwg DA-07, Rev C	ARC Architects	27/11/2023
Roof, Dwg DA-08, Rev C	ARC Architects	27/11/2023
Elevations, Dwg DA-09, Rev C	ARC Architects	27/11/2023
East Elevation, Dwg DA-10, Rev C	ARC Architects	27/11/2023
West Elevation, Dwg DA-11, Rev C	ARC Architects	27/11/2023
Street Elevation, Dwg DA-12, Rev C	ARC Architects	27/11/2023
Sections, Dwg DA-13, Rev C	ARC Architects	27/11/2023

GEN5 GEN6 GEN7 GEN15 GEN20 GEN21
GEN(SP)

Privacy screens of a height no less than 1650mm are to be provided to:

- the upper level of all double storey glazed elements along the eastern and western boundaries; and
- within the side setbacks of any balconies that have opening to the side boundaries.

PCC0 PCC1(\$11,374) PCC3(\$2,285) PCC5(\$45,497) PCC11 PCC12(1331004S) PCC15 PCC16
PCC17 PCC18 PCC20 PCC21 PCC32 PCC40 PCC41 PCC43 PCC46 PCC48 PCC54 (7, 11 & 13
Werambie Street, Woolwich) PCC58 PCC59
PCC65 PCC73 PCC75 PCC76

PCC(SP)

Before the issue of a construction certificate or before site work commences, a construction site management plan must be prepared, and provided to the Certifier and Council. The plan must include the following matters:

- a) The location and materials for protective fencing and hoardings on the perimeter of the site;
- b) Provisions for public safety;
- c) Pedestrian and vehicular site access points and construction activity zones;
- d) Details of construction traffic management including:
 - i) Proposed truck size and movements to and from the site;
 - ii) Estimated frequency of truck movements;
 - iii) Measures to ensure pedestrian safety near the site;
 - iv) Swept path to be provided demonstrating entry and exit from site. Plans to take into consideration parked cars, kerbs, trees etc and
 - v) A certificate of currency of 20mil to be included with the CTMP
- e) Details of bulk earthworks to be carried out;
- f) The location of site storage areas and sheds;
- g) The equipment used to carry out works;
- h) The location of a garbage container with a tight-fitting lid;
- i) Dust, noise and vibration control measures;
- j) The location of temporary toilets;
- k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - i) AS 4970 – Protection of trees on development sites;
 - ii) An applicable Development Control Plan;
 - iii) An arborist's report approved as part of this consent.

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

PCC(SP)

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

- (a) The SMP, prepared by Hyten Engineering, is to be amended with the trench drain across the garage increased to minimum 200mm width.

PCW0 PCW1 PCW2 PCW3 PCW4 PCW5 PCW6 PCW14
PCW (SP)

a)

Tree No/ Location	Species	TPZ (m)
Tree 1	<i>Angophora costata</i> (Sydney Red Gum)	7.2
Tree 2	<i>Angophora costata</i> (Sydney Red Gum)	4.1
Tree 4	<i>Ulmus parvifolia</i> (Chinese Elm)	4.8
Tree 4	<i>Angophora costata</i> (Sydney Red Gum)	5.5

- The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Advanced Tree Consulting, dated 6 September 2022)

b) The following works are excluded from within the TPZ, unless otherwise stated.

- * Grade alterations
- * Soil cultivation, disturbance or compaction
- * Stockpiling, storage, disposal or mixing of materials
- * Refuelling of machinery or vehicles
- * Washing of machinery or vehicles
- * Pedestrian access or vehicular access
- * Siting of offices, sheds or temporary services
- * Any action that has the potential to impact the tree’s health and structural condition

PCW(SP)

Before any site work commences, the Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the Blue Book) (as amended from time to time).

CS10 CS11 CS13

DEM0 DEM1 DEM3 DEM4 DEM5 DEM6 DEM7 DEM8 DEM9 DEM11 DEM12 DEM13 DEM20
DEM21 DEM22 DEM23 DEM24 DEM25

CON0 CON1 CON2 CON3 CON4 CON5 CON8 CON9 CON11 CON14 CON16 CON17 CON27
CON28 CON41 CON42 CON43 CON44 CON45 CON47
CON50

Tree	Location	Comments
Tree 3 <i>Jacaranda mimosifolia</i> (Jacaranda)	Front of site	

CON51 CON52 CON53 CON55 CON58 CON59 CON67

CON (SP)

While site work is being carried out:

- a) the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times, and
- b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

POC0 POC1 POC2 POC4 POC8

POC7

- Landscape Plan

(prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022)

POC10

- Arboricultural Impact Assessment

(prepared by Advanced Tree Consulting, dated 6 September 2022)

POC14 POC21 POC23 POC24 POC25 POC28 POC60 POC61 POC62 POC75

POC (SP)

The Stormwater Management Plan must be prepared to Council’s satisfaction and the works completed prior to the issue of the full Occupation Certificate in accordance with:

Stormwater	Hyten Engineering	Stormwater Management Plan, revision A, dated 01/09/22	22H446 SW00, SW01, SW02, SW03
		Stormwater Statement, dated 26/07/23	22H446.SW.SS1

Making provisions for:

- (a) All new roofed and paved areas.
- (b) Stormwater disposal methods for existing roofed areas.
- (c) Discharge points beyond the property for any stormwater that cannot be absorbed or re-used.
- (d) Use of grey water for irrigation of site landscaping and planted areas in accordance with the requirements of the relevant state legislation.

The Stormwater Management Plan is to include controls that demonstrate that the proposed measures are satisfactory to handle the relevant design storm event.

DEVELOPMENT APPLICATION NO : 20240004

PROPOSAL : Alterations and additions to existing dwelling

PROPERTY : 25 Madeline Street, Hunters Hill

APPLICANT : George Vavdinios

OWNER : Mr G Vavdinios & Ms E A Tringas

DATE LODGED : 29 January 2024

REPORTING OFFICER : Shahram Mehdizadgan

RESOLVED on the MOTION of Shahram Mehdizadgan and seconded by Director, Town Planning Kourepis

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2024/0004 for alterations and additions to the rear of existing dwelling including inground pool, cabana, fencing, tree removal, tree planting and landscaping and associated drainage at No.25 Madeline Street, Hunters Hill, be approved subject to the following conditions:

Drawing Number	Drawn By	Plan Dated
Site Plan, drawing AR DA 0100, revision D	TKD Architects	15.02.24
Ground Floor Plan, drawing AR DA 2000, revision C	TKD Architects	14.12.23
Proposed First Floor Plan, drawing AR DA 2001, revision C	TKD Architects	14.12.23
Elevations Sheet 01, drawing AR DA 0101, revision D	TKD Architects	15.02.24
Elevations Sheet 02, drawing AR DA 0102, revision D	TKD Architects	15.02.24
Sections Sheet 01, drawing AR DA 3400, revision C	TKD Architects	14.12.23
Materials and Finishes, drawing AR DA 3500, revision C	TKD Architects	14.12.23
Landscape Plan, sheet 1 of 5 and 2 of 5, issue K	Paul Scrivener	06.12.23

Special Heritage Conditions

Prior to the issue of the Construction Certificate, the following amendments are to be made:

- The vertical brick tiled wall cladding of the first floor should have irregular joints and the mortar should match the colour of the bricks (as per the image provided in the schedule of materials and finishes).
- The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.
- The driveway should not be a large expanse but be wheel strips or broken by landscaping.

Amended plans reflecting the above changes are to be submitted to the satisfaction of the Principle Certifying Authority.

Special Engineering Conditions

Vehicular Access

The existing sections of driveway and layback, which will be made redundant shall be removed and replaced with standard 150mm high kerb and gutter and the footway reinstated to Council's satisfaction.

All details or references to the above are to be included on the architectural drawings and engineering plans for the driveway construction. Details shall be amended to indicate the above requirements within the road reserve/footway, prior to the release of the Construction Certificate.

Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to Council prior to commencement of the works.

Standard Conditions

GEN1 GEN2 BCC3 (Construction Certificate, Certifier) BCC5 (Construction Certificate, Certifier) BCC7 (Construction Certificate, \$5,000) BCC11 BCC12 (A472435_03) BCC14 BCC17 BCC20 BBW5 BBW6 BBW7 BBW8 BBW9 BBW10 (Certifier) DBW3 (Monday – Friday 7:00am to 5:00pm, Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted) DBW5 DBW7 DBW8 DBW13 DBW14 DBW17 DW18 DBW19 DBW20 DBW21 DBW22 DBW33 BOC7 BOC9 BOC10 BOC11 BOC16 BOC21 BOC25 BOC27

BOC18

Stormwater	Capital Engineering Consultants	Stormwater Concept Plan, revision F, dated 01/12/23	SW001, SW020, SW021, SW030
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GEN8

- All trees detailed in the table below are approved for removal.

Tree Number	Species	Location
2	Broad-leaved Paperbark, <i>Melaleuca quinquenervia</i>	Front of site
4	Coast Banksia, <i>Banksia integrifolia</i>	Rear of site
6	Red-flowering Gum, <i>Corymbia ficifolia</i>	Rear of site
9	Lemon-scented Gum, <i>Corymbia citriodora</i>	Rear of site
11	NSW Christmas Bush, <i>Ceratopetalum gummiferum</i>	Rear of site

2. 3. 4.

GEN9

-

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Acer palmatum</i>	Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)	75L
7	<i>Elaeocarpus eumundii</i>	As above	45L
1	<i>Glochidion ferdinandii</i>	As above	150L
1	<i>Melaleuca quinquenervia</i>	As above	150L
3	<i>Pyrus calleryana</i> 'Capital'	As above	150L

- 8.

BCC4

The Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023) should be amended to show the following trees as 150L stock:

- *Glochidion ferdinandii*
- *Melaleuca quinquenervia*
- *Pyrus calleryana* 'Capital'

BBW3

PRINCIPAL CERTIFIER

DBW11

- Arboricultural Comment on Amended Development Layout: 25 Madeline Street, Hunters Hill (DA2022/0220) (prepared by Tree Wise Men, dated 01.06.2023)
- Addendum Letter to Arboricultural Impact Assessment (2750AIA) Reflecting Revised DA Plans: 25 Madeline Street, Hunters Hill (DA 2022/0220) (prepared by Tree Wise Men, dated 09.12.2023)
- Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022)

BOC1

Before the issue of an occupation certificate.

DEVELOPMENT APPLICATION NO : 20230140

PROPOSAL : Demolition of rear gable roof, existing pool enclosure, construction of new skillion roof, pool, cabana and landscaping works. Various minor alterations.

PROPERTY : 5 Elgin Street, Woolwich

APPLICANT : Raymond Fung

OWNER : Mr M & Mrs L Gupta & Mr T and Mrs A Nayyar

DATE LODGED : 1 November 2023

REPORTING OFFICER : Rean Lourens

RESOLVED on the MOTION of Director, Town Planning Kourepis and seconded by Shahram Mehdizadgan

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application No. 2023/0140 at 5 Elgin Street, Woolwich be approved subject to the following conditions:

CONDITIONS OF CONSENT**GEN0 GEN1****GEN3**

Drawing Number	Drawn By	Plan Dated
Ground Floor Demolition Plan, Dwg. A1.15, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Demolition Plan, Dwg. A1.16, Rev 3	Peg & Ray Architects	18/10/2023
Attic Demolition Plan, Dwg. A1.17, Rev 3	Peg & Ray Architects	18/10/2023

Existing Elevations, Dwg. A1.20, Rev 3	Peg & Ray Architects	18/10/2023
Existing Elevations, Dwg. A1.21, Rev 3	Peg & Ray Architects	18/10/2023
Ground Floor Plan, Dwg. A2.01, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Plan, Dwg. A2.02, Rev 3	Peg & Ray Architects	18/10/2023
Attic Floor Plan, Dwg. A2.03, Rev 3	Peg & Ray Architects	18/10/2023
Elevations, Dwg. A3.01, Rev 4	Peg & Ray Architects	14/12/2023
Elevations, Dwg. A3.02, Rev 4	Peg & Ray Architects	14/12/2023
Sections, Dwg. A4.01, Rev 3	Peg & Ray Architects	18/10/2023
External Finishes, Dwg. A5.02, Rev 3	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.03, Rev 1	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.04, Rev 1	Peg & Ray Architects	14/12/2023
Elevation Details, Dwg. A5.05, Rev 1	Peg & Ray Architects	14/12/2023
Landscape Plan, Dwg. L-01, Rev C	Mahony Group	10/12/2023

GEN5, GEN6, GEN7

GEN(SP)

1. The following new trees must be installed prior to the issuing of the Occupation Certificate.

No of Trees	Species	Location	Minimum container size at purchase
3	Oleaceae	As per the Landscape Plan (prepared by Mahony Group, dwg no L-01, dated 24.10.2023)	100L
3	Elaeocarpus eumundii	As above	45L

2. New trees must be grown in accordance with the AS2303 Australian Standard Tree stock for landscape use 2018 and meet the requirements of this standard at the time of planting.

3. New trees must be planted in natural ground with adequate soil volume. Planter boxes will not be accepted for tree planting.

4. New trees must be appropriately located away from existing buildings and structures.

5. New landscape plantings must be maintained in a healthy condition for an establishment period of two (2) years. Maintenance includes watering, weeding, pest and disease control and any other operations required to maintain the plantings in a healthy condition.

6. Tree maintenance must be implemented and complied with immediately following the tree planting, and until the trees reach a minimum height of 5m.

7. If the newly planted trees fail to establish or do not reach a height of 5m, they must be replaced with trees of comparable qualities and container size of [insert] litres.

8. The conditions of this consent will apply to all replacement trees, including the maintenance and reporting which re-starts at each replanting event.

PCC0, PCC1, PCC2(\$1,075), PCC3(\$2,515), PCC5(\$4,301),**PCC10**

The following privacy devices are to be provided:

- (a) Frosted glass or privacy screens shall be attached to the entire glass balustrades on the eastern and western sides of the balcony along the road frontage with Elgin Street.

Note: louvers are required to be fixed at angle to avoid overlooking of neighbouring properties.

Plans and specifications complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the building plans and specifications submitted, referenced fully satisfy the requirement of this condition.

PCC11, PCC12(A1372546_01), PCC16, PCC18, PCC20, PCC21, PCC32,**PCC34**

The landscape plan (prepared by Mahogany Group, dated 10/12/2023) must be amended as follows to provide an appropriate landscaped setting:

- (a) The three (3) x *Oleaceae* trees must be replaced by appropriate species that will reach a maximum mature height of no higher than 4m.

An amended landscaped plan complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the amended landscape plan and other plans and specifications submitted fully satisfy the requirements of this condition.

PCC40, PCC73 PCC76**PCC(SP)**

A qualified plumber is to assess the existing absorption trench system and verify that it is in good working order and can dispose of the stormwater being collected by it effectively.

The plumber is to issue a Compliance Certificate certifying this and which is to be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

PCW0, PCW1, PCW2, PCW3, PCW4, PCW15**CSI0, CSI1, CSI3****DEM0, DEM1, DEM3, DEM4, DEM6, DEM7, DEM8, DEM9, DEM10, DEM11, DEM12****CON0, CON1, CON2, CON4, CON5, CON11, CON13, CON14, CON17, CON23, CON28, CON41, CON42, CON43, CON44, CON45, CON47**

POC0, POC1, POC4, POC7, POC8, POC11, POC24, POC28

POC70

Stormwater	PAC Consulting	Stormwater Management Plan, revision 1, dated 16/05/23	SW-00, SW-01, SW-02, SW-03
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POC75

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.6
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN APRIL 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

Ref:702407

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period April 2024.

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.

REPORT

Type of Report	Delegated Authority	Inspection Date	29.02.24
Development Application No.	DA2024/0007	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Nicole DeAngelis	Value	\$48,750
Premises	10A The Point Road, Woolwich	Landscaped Area	60%
Classification (BCA)	1a	Date lodged	19.02.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	18.03.24
Proposal	Alterations and additions to an existing dwelling		
Determination	Deferred Commencement Approval		

Type of Report	Delegated Authority	Inspection Date	18.03.24
Development Application No.	DA2023/0109-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Felicity King	Value	N/A
Premises	2 Lyndhurst Crescent, Hunters Hill	Landscaped Area	50%
Classification (BCA)	1a, 10a, 10b	Date lodged	12.12.23
Assessing Officer	Shahram Mehdizadgan	Determination Date	24.03.24
Proposal	Alterations and additions involving a new entry, new corridor and garage extension on the internal courtyard side, balcony amendments, general landscape works and modifications/updates to selected windows and external doors – s4.55 Modifications - change to windows and doors		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	04.03.24
Development Application No.	DA2024/0016-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Ramy Tawadros	Value	N/A
Premises	18 The Point Road, Woolwich	Landscaped Area	N/A
Classification (BCA)	1a	Date lodged	23.04.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	25.04.24
Proposal	Demolition of existing building & structures on site and construction of a two storey dwelling, basement garage, swimming pool and related landscaping - s4.55 modification - proposed change of facade finish		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	11.03.24
Development Application No.	DA2024/0005	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Steven Guadagnin	Value	\$57,000
Premises	3 Wandella Avenue, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	N/A	Date lodged	19.02.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	20.03.24
Proposal	Demolition of existing fire damaged garage		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	05/02/2024
Development Application No.	DA2023/0137	Zone	R2
Construction Certificate No.	N/A	Notification	YES
Applicant	Jennifer Hill	Value	\$1,706,630.29

Premises	4 Sea Street, Hunters Hill	Landscaped Area	66.9%
Classification (BCA)	1a, 10a, 10b	Date Lodged	10/08/2023
Assessing Officer	Rean Lourens	Determination Date	05/04/2024
Proposal	Demolition of the existing dwelling house, swimming pool and surrounds, removal of trees and construction of a new dwelling house and tennis court (with retractable net)		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	27.03.24
Development Application No.	DA2024/0016	Zone	E1
Construction Certificate No.	N/A	Notification	Yes
Applicant	Adrian Gotlieb	Value	\$950,000
Premises	58-60 Gladesville Road, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	9a	Date lodged	08.03.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	02.04.24
Proposal	Proposed replacement of external combustible cladding to a three storey residential apartment block for an aluminium non-combustible cladding with similar colour to existing		
Determination	Approval		

Development Application No.	DA 2024-0017	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Merrita Richardson	Value	N/A
Premises	73 Ryde Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	06.03.2024
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	23.04.2024
Proposal	Removal of one (1) tree and pruning of four (4) trees.		
Determination	Approve removal of one (1) tree with replacement tree planting. Approve pruning of three (3) trees with Conditions imposed to limit the extent of pruning works. Refuse pruning of one (1) tree.		

Tree 1 – *Eucalyptus microcorys* (Tallowwood)

- Located in neighbouring property to the east (71 Ryde Rd)
- Mature specimen in good/fair health
- Moderate volumes of deadwood and epicormic growth throughout crown
- Moderate landscape value and is visible along the Ryde Road streetscape
- Application proposes tree pruning to remove deadwood and provide additional clearances to the neighbouring property
- Proposed pruning works are considered acceptable
- Owner's consent (Strata of 71 Ryde Rd) not provided
- Pruning of Tree 1 is refused as tree owner's consent not provided with Application

Tree 2 – *Cinnamomum camphora* (Camphor Laurel)

- Located in subject property (73 Ryde Rd)
- Large mature specimen in good/fair health
- Moderate volumes of deadwood and epicormic growth throughout crown
- Moderate landscape significance
- Application proposes tree pruning to remove deadwood and provide additional clearances to the dwelling within the subject property
- Proposed pruning works are considered acceptable
- Pruning of Tree 2 is approved with Conditions imposed to limit the extent of pruning works

Tree 3 – *Grevillia robusta* (Silky Oak)

- Located in subject property (73 Ryde Rd)
- Large, senescent specimen in poor health
- High volumes of deadwood and epicormic growth throughout crown
- Crown density 0-25%
- Moderate landscape significance
- Application proposes tree removal due to poor tree health
- Tree has reached end of its Useful Life and its removal supported
- Removal of Tree 3 is approved with replacement tree planting

Trees 4 & 5 – *Syzygium* sp. (Lillypilly)

- Located in subject property (73 Ryde Rd)
- Small, mature specimens in good health
- Low landscape significance
- Application proposes tree pruning to restore the screening function the trees previously provided
- Proposed pruning works are considered acceptable
- Pruning of Trees 4 and 5 is approved with Conditions imposed to limit the extent of pruning works

The following trees may be removed:

Tree	Location	Comments
Tree 3 <i>Grevillia robusta</i> (Silky Oak)	Rear garden 73 Ryde Rd	Senescent specimen

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement Tree Species
73 Ryde Rd	45 litre	1	<i>Syzygium luehmannii</i> (Riberry) or <i>Alloxylon flammeum</i> (Tree Waratah) or <i>Elaeocarpus Eumundi</i> (Quandong)

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.

The following tree(s) may be pruned:

Tree	Location	Comments
Tree 2 <i>Cinnamomum camphora</i> (Camphor Laurel)	Rear garden 73 Ryde Rd	
Trees 4 & 5 – <i>Syzygium sp.</i> (Lillypilly)		
Note: The removal of deadwood does not require Council approval		

Type of Report	Delegated Authority	Inspection Date	21.02.24
Development Application No.	DA2023/0167	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Sepideh Miraki c/- Vaughan Milligan Development Consulting	Value	\$1,199,550
Premises	76 Alexandra Street, Hunters Hill	Landscaped Area	52.5%
Classification (BCA)	1a, 10a, 10b	Date lodged	22.01.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	22.04.24
Proposal	Alterations and additions to the existing dwelling including new swimming pool		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	03/04/2024
Development Application No.	DA2022/0112 - Review	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	YES
Applicant	Maja Grujic	Value	\$577,665
Premises	59 Alexandra Street, Hunters Hill	Landscaped Area	59%
Classification (BCA)	1a	Date Lodged	7/07/2023
Assessing Officer	Rean Lourens	Determination Date	05/04/2024
Proposal	Alterations and additions at the rear of the existing house including internal alterations and addition of a lift		
Determination	Approval		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.7
SUBJECT	: REPORT OF LEGAL MATTERS - APRIL 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

Ref:702441

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.

REPORT

Attached are Status Reports provided by Council's Legal Advisors: HWL Ebsworth, Hall & Wilcox and Marsdens.

ATTACHMENTS

1. Marsdens [↓](#)
2. Hall and Wilcox [↓](#)
3. HWL Ebsworth [↓](#)

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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
451002	HCC ats Acon Pty Limited – LEC 2023/00363275 – 15 Wybalena Road, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application – Refusal of DA2022/0139 for the demolition of existing building and construction of a two storey dwelling on the land at 15 Wybalena Road, Hunters Hill	22/11/2023	These proceedings are listed for hearing 18 and 19 June 2024.	\$7,577.00
451318	HCC ats Vernier & Vernier – LEC 2023/00435961 – 9 Lloyd Avenue, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application - Development Application DA 2023/0020 for alterations and additions to an existing dwelling house on the land at 9 Lloyd Avenue, Hunters Hill	14/12/2023	These proceedings are listed for hearing 8 and 9 July 2024.	\$4,965.00
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 H	11/03/24	The proceedings are listed on 25-26 September 2024 for a conciliation conference and hearing under s 34AA of the Land and Environment Court Act 1979.	\$4,008.00 \$2,970.00 (Expert fees)

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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
237890	Hunter's Hill Council v John Ishak - s34AA LEC Proceedings 2024/41916 - 3 Futuna Street Hunters Hill	Rachel Bonic	Hunter's Hill Council v John Ishak - s34AA LEC Proceedings 2024/41916 - 3 Futuna Street Hunters Hill	09/02/2024	<p>First directions hearing listed for 1 March 2024. Council's SOFAC was filed on 14 March 2024.</p> <p>This is an appeal against Council's refusal of development application DA2023/0084. The application is for the Construction of new swimming pool, associated landscaping and fencing at 3 Futuna Street, Hunters Hill (the Site).</p> <p>The works include:</p> <ul style="list-style-type: none"> • Construction <ul style="list-style-type: none"> ○ Swimming pool - New BBQ and casual outdoor dining area • Tree Removal <ul style="list-style-type: none"> ○ Removal of three (3) trees along the Futuna Street frontage • Ancillary <ul style="list-style-type: none"> ○ Landscaping of the site ○ New paving, pool surrounds and pool fencing. ○ Decking adjacent to the north facing living and study area and stairs to front entertaining area. <p>The site is currently occupied by a single storey, brick and tile dwelling with open front verandah wrapping around the north-western corner of the building. The frontage is features hedging and mixed vegetation behind a low stone fence along the two road frontages.</p> <p>This matter is listed for a s34AA conciliation conference and hearing on 15 and 16 August 2024.</p> <p>Joint Expert Reports in respect of Planning, Heritage and Landscaping are due to be filed and served by the parties on 18 July 2024.</p> <p>Council's Draft Conditions of Consent are due 1 August 2024.</p>	\$6,567.55

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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
242905	s34AA - Hunter's Hill Council v Con Zeritis & Sofia Zeritis - 4 McBride Ave Hunters Hill 2024/141433	Brittany Garagounis	s34AA - Hunter's Hill Council v Con Zeritis & Sofia Zeritis - 4 McBride Ave Hunters Hill 2024/141433	24/04/2024	<p>First Directions Hearing is listed for Wednesday 8 May 2024</p> <p>Council's SOFAC is due to be filed and served on Monday, 6 May 2024</p> <p>This is an appeal against Council's actual refusal of Development Application 2023/0087 which seeks additions and alterations to the existing garage, with no change to the footprint, a replacement pergola and garden shed, new pool filter enclosure and screen fence plus landscaping to the dwelling house at 4 McBride Avenue, Hunters Hill.</p> <p>The Applicant has filed a new Development Application with amended plans which seek to address Council's concerns in relation to the refusal. We have been instructed that Council is presently considering this new material.</p> <p>The matter has not been listed for a s 34AA conciliation conference and hearing.</p>	Nil

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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	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	Proceedings commenced on 21 December 2023. Undertaking given to Court by Respondents to carry out the works. Matter next before the Court on 31 May 2024	\$21,409.00	\$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	Matters listed for first directions hearing on 26 September 2023. Applicant intends to lodge DA and BIC which may potentially resolve proceedings. Statement of Facts and Contentions filed. Matter set down for s34 Conference on 12 April 2024 S34 adjourned until 6 May 2024. S34 Agreement signed, judgment reserved.	\$20,022.00	\$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	8/11/2023	Warning letter drafted/ sent to owners (21/12/2023) Without prejudice on site meeting occurred on 4 March 2024. Without prejudice discussions continuing.	\$4,080.00	\$16.60

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			unauthorised pergola, paving and glass balustrade				
1207011	HHC ats Li Wang - Class 1 Application LEC2023/365696 49 Woolwich Road, Hunters Hill	Philip Brown	Deemed refusal of development application number DA20230096 for the demolition of existing dwelling, Torrens title subdivision and construction of new attached dual occupancy, on land identified as Lot 2 Section 1 in DP808, known as 49 Woolwich Road, Hunter's Hill NSW 2110.	22/11/2023	Matter listed for first directions on 15 December 2023 Mark Adamson and Lisa Trueman briefed re planning and heritage. SOFAC filed. Joint expert reports due on 17 May 2024. S34AA conference listed on 19 and 20 June 2024. Amended plans provided. Parties had without prejudice discussion in May and provided further without prejudice materials provided.	\$10,279.00	\$1,050.00
1209905	HHC ats Enza Terrano - Class 1 LEC 2023/00432137 - 4 Paul Street, Hunters Hill NSW 2110	Philip Brown	Appeal against the Council's refusal of Development Application No. DA20230039 on 11 September 2023, which seeks consent for demolition of the existing dwelling and construction of a new dwelling, front fence, swimming pool	12/12/2023	First directions listed 18 January 2024. Mark Adamson, Lisa Trueman, Catriona Mackenzie briefed. Section 26 mediation occurred on 19 February 2024. Listed for conciliation before duty commissioner on 3 May 2024, judgment reserved.	\$20,019.00	\$5,103.24

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			and landscaping at 4 Paul Street, Hunters Hill.				
1216561	HHC ats Cameron and Carmen Pelling - Class 1 LEC2024/00051292 - 18 Figtree Road, Hunters Hill	Philip Brown	Appeal against actual refusal of Development Application DA20230014 for alterations and additions to the existing dwelling house, car port and associated works at 18 Figtree Road, Hunters Hill	14/02/2024	Matter listed for first directions hearing 1 March 2024. Consultant planner and heritage consultant briefed. Council's SOFAC has been filed WP meeting occurred on 22 April 2024 and amended plans provided. Matter listed for s 34AA conciliation/ hearing on 27 and 28 August 2024	\$5,921.00	\$0.00
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110	Philip Brown		15/04/2024	SOFAC due on 5 June 2024 - needs to be sent to the Sydney North Planning Panel 7 days prior Experts and Counsel have been engaged S34 listed on 19 September 2024 Residents have been notified	\$5,237.00	\$0.00

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ITEM NO	: 4.8
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:702684

PURPOSE

The purpose of this report is to provide an update about the most recent Councillor Briefing held 20 May 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, 20 May 2024:

Topic	Speaker	Notes
PRESENTATION: NBN current broadband network make-up in the Hunters Hill LGA and NBN's plan to upgrade network	Simon Berryman A / Executive Manager City Development at NBN	As per TOPIC listed
Farnell Street (traffic calming)	Sam Urquhart (Director of Infrastructure & Environmental Sustainability)	Director outlined traffic calming works completed in Farnell St recently and gave summary of feedback from local residents. This project will on the agenda (late item), Council meeting May 27.
Major projects/capital works update	Sam Urquhart (Director of Infrastructure & Environmental Sustainability)	Updates about: <ul style="list-style-type: none"> • Boronia Park • Figtree Park • Bedlam Bay swim site
Business Papers (information purposes), 29 April Council Meeting	General Manager and Council Directors	Director of Town Planning explained latest status of Local Planning Panel (LPP) composition, which will be subject of formal business paper at 27 May Council meeting.
Councillor Requests and General Business, including: <ul style="list-style-type: none"> • Proposed extra briefing session • RAP launch 	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"> • Extra briefing session for Elected Members confirmed for July 8. • Council's Reconciliation Action Plan (RAP) was officially launched on May 21.

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.

ITEM NO	: 4.9
SUBJECT	: MINUTES OF THE SUSTAINABILITY ADVISORY COMMITTEE HELD ON 14 MARCH 2024
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	: SAMANTHA URQUHART

Ref:702599

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Sustainability Advisory Meeting held 14 March 2024.

RECOMMENDATION

That the Minutes be received and noted.

Minutes of the Sustainability Advisory Meeting held 14 March 2024.**COMMENCEMENT**

The meeting opened at 18:05

IN ATTENDANCE

Cr Elizabeth Krassoi	Councillor
Cr Jim Sanderson	Councillor
Cr Ross Williams	Councillor
Simone Concha	Member
Arthur Conigrave	Member
Carrie Hamilton	Member
Helen Whitkin	Member
Benjamin Flores	Member
Samantha Urquhart Margaux Park	Director, Infrastructure & Environmental Sustainability Sustainability and Waste Coordinator

ALSO PRESENT

Louise Bertoni	Executive Administration Officer
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APOLOGIES

Cr Tatyana Virgara	Councillor
Carol Tannous Sleiman	Member

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

Acknowledgement of country

CONFIRMATION OF MINUTES

- 001/24** RESOLVED on the MOTION of Member Conigrave, seconded Member Hamilton
That the Minutes of Sustainability Advisory Committee of previous Meeting held on
16/11/2023 be adopted.

REPORTS

- 3.1 1. INTRODUCTION TO MARGAUX PARK - SUSTAINABILITY & WASTE
COORDINATOR
A. ROUND TABLE INTRODUCTIONS

PROCEEDINGS IN BRIEF

ATTACHMENTS

There are no attachments to this report.

- 3.2 NET ZERO IMPLEMENTATION PLAN UPDATE

PROCEEDINGS IN BRIEF

- RFQ awarded to 100% Renewables in January 2024.
- End goal is to deliver a pathway to achieving net zero by 2050 (aligned with National/State targets).
- Achieved through:
 - Collating and analyzing corporate and community data 22/23 FY;
 - Conduct facility site visits – assess Net Zero opportunities;
 - Conduct community Consultation/engagement;
 - Stakeholder reviews to refine ideas/assess feasibility, Consultation;
 - Aim/Goal for Draft plan for July, then public exhibition.

Note: The presentation was emailed to the Committee.

ATTACHMENTS

There are no attachments to this report.

- 3.3 URBAN FOREST STRATEGY UPDATE

PROCEEDINGS IN BRIEF

- A brief update was provided, detailing inclusions and purpose of the strategy.
- Communication strategy.

ATTACHMENTS

There are no attachments to this report.

3.4 NSW EPA: PLASTICS – NEXT STEPS (NSROC SUBMISSION UPDATE)**PROCEEDINGS IN BRIEF**

NSROC has made a submission on behalf of the Northern Region of Councils to the EPA NSW – Next Steps paper that came out last year.

ATTACHMENTS

There are no attachments to this report.

OTHER BUSINESS**4.1 GENERAL BUSINESS**

- Waste contract coordinator update;
- Mattress processing update;
- Ideas for next meeting.

PROCEEDINGS IN BRIEF

- Shared Services for Waste Officer with Lane Cove has started in the role – Ruby Gardiner
- An update was provided on the new mattress processing changes for Council that will save up to \$4000pa.
- Can volunteer committee members support the Net Zero Implementation during the Caretaker Period – TBC
- Next meeting 09/05/2024

ATTACHMENTS

There are no attachments to this report.

The meeting closed at 19:37

I confirm that these Minutes are a true and accurate record of Sustainability Advisory Committee Meeting held on 14 March 2024.

.....
CHAIRPERSON

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.10
SUBJECT	: MINUTES OF THE CULTURAL AND EVENTS ADVISORY COMMITTEE HELD ON 14 MAY 2024
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	: GABRIELLE CLEARY

Ref:702553

PURPOSE

The purpose of this report is to provide Council with the minutes of the Cultural and Events Advisory Committee meeting held 14 May 2024.

The objective of the Committee is to provide a formal mechanism for Council to consult with key stakeholders, seek advice and assistance from the community and enable community participation in the preservation, development and promotion of the arts and cultural services in the Municipality of Hunters Hill.

RECOMMENDATION

That the minutes be received and noted.

Minutes of the Cultural and Events Committee held 14 May 2024.**COMMENCEMENT**

The meeting opened at 6.45pm.

IN ATTENDANCE

Councillor Julia Prieston	Chair
Councillor Elizabeth Krassoi	Deputy Chair (via Zoom)
Carol Tannous Sleiman	Member
Madeleine Grey	Member
Stephanie McCann	Member

ALSO PRESENT

Councillor Zac Miles	Mayor
Gabrielle Cleary	Secretary. Events and Activations Coordinator
Shery Demian	Manager, Communications and Events

APOLOGIES

John Milce	Member
Gloria Khoury	Member
Marianne Doyle	Member

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response

CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of Cultural and Events Advisory Committee of previous Meeting held on 2/11/2023 6.00PM be adopted.

MOVED: Stephanie McCann SECOND: Cr Julia Prieston CARRIED

REPORTS**3.1 RESIGNATION: AMY TURNER****PROCEEDINGS IN BRIEF**

Amy Turner has resigned from the Cultural and Events Committee as at 25 January 2024. Chair has accepted Amy Turner's resignation and Council has removed her from this Committee effective as of this meeting.

There are 8 current members of the Cultural and Events Advisory Committee.

3.2 EVENTS CALENDAR 2024

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided a list of Council and Community events in 2024.

- Committee suggested a regular "What's On" listing of upcoming events be promoted on social media and Council communication channels.
- Cr Prieston mentioned the Gladesville Reserve opening and Mayor Zac Miles provided the update that a grant has been secured for the building of the changerooms.

3.3 CARETAKER PERIOD AND COMMITTEES

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided update on upcoming Caretaker Period.

- Caretaker period is 16 August to 13 September 2024 ahead of the Local Government Elections on Saturday 14 September 2024.
- July will be the final Council meeting for the current Council.
- No committee meetings post the July Council meeting until the new Council is elected.
- Call-outs for committee members will commence after the new term of Council begins.

3.4 GRAPHICS FOR UPCOMING EVENTS

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided examples of draft graphics for:

- Moocooboola Festival 2024
- Hunters Hill Art Exhibition 2024
- Spring Garden Competition 2024
- Young in Art 2024

3.5 OPENING OF FIGTREE RESERVE

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided an update on the re-opening of Figtree Reserve.

- A date has tentatively been set in June which is dependent on approval from the Minister's Office.
- Cr Prieston provided background information regarding the community consultations both via Zoom and in person for the Figtree Reserve project.
- Committee provided and discussed ideas for engagement and activations in relation to the re-opening of Figtree Reserve.

3.6 OPENING OF BORONIA PARK COMMUNITY FACILITY

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided an update on the opening of Boronia Park Community and Sports Facility.

- Opening date to be confirmed. There have been some delays due to weather.
- Committee discussed ideas for promotion and community involvement at the opening day.

3.7 NAMING RIGHTS AND MAJOR EVENT SPONSOR ANNOUNCEMENTS

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided an update on Events Sponsorship in 2024 including:

- Council, spearheaded by the General Manager, is seeking significant sponsorship opportunities.
- McGrath Hunters Hill is the major sponsor for Hunters Hill Spring Garden Competition and Open Day. A press release was uploaded to the Council website on 14 May 2024
- A naming rights sponsor has been secured for Moocooboola Festival 2024. A press release will be published soon.
- Sponsors for the two major Hunters Hill Art Exhibition prizes are close to being confirmed. Staff are currently working on finalising the sponsorship contracts.

- A Partnership Pack is currently being updated for Moocooboola Festival 2024 and will be available to distribute to potential returning and new sponsors soon.
- Committee suggested adding to the Partnership Pack a Call for Volunteers section for corporate volunteering programs.

3.8 MOOCOBOOLA EOIS FOR STALLHOLDERS

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided an update on Expressions of Interest for Moocooboola stallholders:

- Staff are currently testing the 'Bookable' system in order to implement an end-to-end solution.
- Council's fees and charges are currently being updated ready for approval. New fees for food trucks have been added for small, medium and large events so that they pay a set fee up to 5m in length or over 5m in length.
- As soon as the EOI portal is ready the links will be sent out via e-news, a stallholders email newsletter, social media and possibly a paid link in the Markets and Fairs newsletter and website.
- Committee suggested that they also distribute the EOI link to potential stallholders.
- Stallholders are already contacting Council's Communications and Events Team for the 2024 event.
- Committee suggested that some of the food product providers that used to attend the Food and Wine Festival be approached.

3.9 MOOCOBOOLA DRAFT LAYOUT

PROCEEDINGS IN BRIEF

Events and Activations Coordinator provided an update on the draft layout of Moocooboola:

- Work on drafting the layout and site map will commence once landscaping and access between Ovals has been finalised.
- At this stage the festival activities will remain on their traditional respective ovals.
- Discussions have commenced with the Rides and Bar providers subject to access, layout and orientation.

3.10 WOOLWICH MARKETS

PROCEEDINGS IN BRIEF

Cr Prieston provided an update on the extensive ongoing work and negotiations ahead of the commencement of Woolwich Markets including:

- potential location;
- frequency; and
- precinct activation.

All reports MOVED: Cr Julia Prieston, SECOND: Madeleine Grey CARRIED.

The meeting closed at 7.58pm.

I confirm that these Minutes are a true and accurate record of Cultural and Events Advisory Committee Meeting held on 14 May 2024.

.....
CHAIRPERSON

ATTACHMENTS

There are no attachments to this report.

**7.1 : CR ELIZABETH KRASSOI (SUBJECT: COMPOST REVOLUTION)
COUNCILLOR : DEPUTY MAYOR ELIZABETH KRASSOI**

Questions With Notice were submitted in writing by Cr Elizabeth Krassoi to the General Manager on 11 May.

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 the Director, Infrastructure and Environmental Sustainability to respond to the questions.

QUESTION FROM CR KRASSOI:

1. SUBJECT: COMPOST REVOLUTION

Background

We have previously discussed compost revolution as a great way to create education and action around household food waste and scrap management.

Question or Service Requested:

1. If not in our current budget, are Council able to piggyback with Lane Cove (which has the program up and running).

RESPONSE:

Compost Revolution started in 2010 as a joint-initiative of Waverley, Randwick and Woollahra Councils utilising funding from the NSW Environmental Trust. In 2012, the program was scaled up and outsourced to Revolution Apps to take over the running of the platform.

The online platform provides tutorials and sales for users with 'free' delivery. Residents of participating councils are eligible for discounted composting products to help them reduce their organic waste at home.

The indicative program costs are likely to be up to \$15,000 including the estimated subsidy and annual fee paid to Compost Revolution. There is currently no budget allocated in the 2024-25 FY for ongoing membership with Compost Revolution (or any other provider).

Whilst Council supports the concept of Compost Revolution, it is currently investigating the market, including alternate products that may be purchased for similar costs by residents directly through local retail stores, without requiring a Council subsidy.

It is not feasible for Council to piggy back off another Council, given the contractual obligations and complexity with rationalising the subsidy allocation to each Council. However, Council will seek feedback from Lane Cove Council as part of its investigations.

Upon completion of this investigation, staff will brief Councillors.

ATTACHMENTS

There are no attachments to this report.

**7.2 : CR JIM SANDERSON (SUBJECT: EXCAVATION OF DEVELOPMENT SITES)
COUNCILLOR : CR JIM SANDERSON**

Questions With Notice was submitted by Cr Jim Sanderson (via email) to the General Manager on 16 May.

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 Town Planning (Steve Kourepis) to respond to the question in writing.

QUESTIONS FROM CR SANDERSON:

1. SUBJECT: EXCAVATION OF DEVELOPMENT SITES

Question or Service Requested:

Background

On 15 April, I made a detailed Councillor Request regarding excessive excavation of development sites and in particular in relation to two sites in part of the Municipality, which are not within a Heritage Conservation Area but where excavation did not appear to comply with relevant Parts of the *State Environmental Planning Policy (Exempt and Complying Development) 2008 (Codes SEPP)*.

In relation to the first development, presumably initially approved under Part 3B of the *Low Rise Housing Diversity Code* of the *Codes SEPP*, but as I understand this complying development certificate (CDC) was later surrendered, I asked:

Is there any approval that currently permits development work on this site?

If there is currently no development consent, how is it that work continues on this site?

The other development, presumably approved under Part 3 of the *Codes SEPP*, apparently has an excavation that will accommodate a basement well in excess of the maximum area of 45 square metres. Additionally, under Clause 3.1 of the *Codes SEPP*, should any part of the basement contain more than a lift shaft, stairway or meter room and have another two storeys above it, the building will be regarded as three storey and not come within the scope of the *Codes SEPP*.

As I understand, a development application that sought to cover excavation well in excess of that permitted by the *Codes SEPP* was later withdrawn.

I asked and again ask:

Can Council ensure that we stop development that takes advantage of the generally less prescriptive provisions of the *Codes SEPP* but seeks a Building Information Certificate to cover excessive excavation?

Allowing the developer to utilise the excavation for a basement that exceeds the limits of the *Codes SEPP* would be to reward wrong doing. Can orders be sought to have the excessive area of excavation filled in?

Excessive Excavation in General

Background

In addition to the developments discussed above, there have been other cases of excessive excavation of development sites, regardless of whether approval has been by CDC or the LEP/DCP track.

Excessive excavation can: permanently remove features of local natural topography including rock outcrops; impact on the water table; and create risks for adjoining property, particularly early development without concrete foundations including many heritage items.

Both the LEP currently in force and amendments proposed in the current LEP scoping proposal, while including objectives to reduce excavation, have no numeric controls to limit excavation.

The current DCP has excavation controls that are specific to tree protection zones and the restricted zone between the mean high-water mark and the foreshore building line. Otherwise, the DCP limits numeric controls to clause 3.3.4 Landscaped Areas Control (f), which provides:

Landscaped areas should maintain existing topography:

- (i) Cut or fill should not be deeper than 1 metre measured from ground level (existing) at any point.
- (ii) The combined vertical height of cut-and-fill should not exceed 1.5 metres.
- (iii) Excavation which exceeds these limits typically represents an excessive intrusion upon natural topography.

It is of concern that these provisions use the term 'should' rather than 'shall' and are located in the discretionary DCP rather than the legislative instrument, the LEP.

The absence of numeric controls on excavation from the LEP, appears to be leading to developers, who have exceeded the excavation limits of their CDC approval, to attempt to use the LEP to justify excessive excavation.

There appears to be strong justification, if possible, for including numeric controls on excavation in the LEP.

Question

Does anything prevent the inclusion of numeric controls on excavation in the LEP?

Noting that these questions and in particular the last question are relevant to the current LEP / DCP review, can these questions now be answered?

RESPONSE:

Is there any approval that currently permits development work on this site?

10 Earl Street, Hunters Hill

In regards to **10 Earl Street, Hunters Hill**, there is an approval for the current excavation on site. CDC20228166 was approved by a Private Certifier and the site is under the Certifier's supervision. The approval is for the construction for dual occupancy dwellings.

The Private Certifier has advised Council, that the "*additional excavations*" around the perimeter of the proposed dual occupation, was to allow for provision of sub-soil drainage and construction of the retaining walls, to hold back the excavation and support the first-floor slab.

These excavations around the proposed dual occupation have now been back filled to original levels. There are minor excavations around the common boundary alignment which is causing subsidence of the common boundary fence and the private certifier has required the builder to address this matter promptly.

22a Earl Street, Hunters Hill

Regarding **22a Earl Street, Hunters Hill**, there was a CDC 20238222 issued by a Private Certifier. The approval is for the construction of a dwelling house.

Work commenced, the builder's Home Owners Warrantee Insurance was not forthcoming therefore the certifier had withdrawn his services.

A stop work notice was issued on 1 September 2023. The new builder and owner are currently in discussion with the Private Certifier to recommence services.

Council has been requested in the interim to issue a Building Information Certificate, on the slab construction, pool shell and footings associated with boundary walls on the common boundaries.

The owner will be lodging a Development Application for the use of this sub-floor area, which will be considered on its submission, to Council.

The process to date has taken over 8 months.

Council's Rangers and Health and Building Surveyor have been monitoring the site to ensure siltation control measures are maintained.

If there is currently no development consent, how is it that work continues on this site?

10 & 22a Earl Street, Hunters Hill

In reference to both the above sites, initial earth works, drainage and partial "back filling" continued to stabilise the soil movements, to ensure reduced potential damage to neighbouring properties, under the supervision of a Private Certifier.

Can Council ensure that we stop development that takes advantage of the generally less prescriptive provisions of the Codes SEPP but seeks a Building Information Certificate to cover excessive excavation?

In all cases, once Council is notified/made aware of any potential non-compliances with an approved CDC or Construction Certificate (CC), Council's Health and Building Surveyor inspects the site and would notify the appropriate Private Certifier of the situation. This is also conveyed to the public/customer, were under the current NSW Legislation this inquiry from the public can be escalated by them, to the Building Commission, who monitor all Certifiers.

Allowing the developer to utilise the excavation for a basement that exceeds the limits of the Codes SEPP would be to reward wrong doing. Can orders be sought to have the excessive area of excavation filled in?

As detailed above, Council does not approve unauthorised works and in these instances the Private Certifier who is controlling these two projects must work inside the approved plans or seek to amend these CDC plans.

A Building Information Certificate (BIC) does not approve any unauthorised works. A BIC can be submitted by the owner to regularise works, however the above process must be worked through between the builder / owner and the certifier prior to submission.

Does anything prevent the inclusion of numeric controls on excavation in the LEP?

A Local Environment Plan (LEP) is a legal document which guides development and land use within a particular Local Government Area. LEPs outline what a landowner can or cannot do with their land and may provide for the protection of heritage and environmentally sensitive areas.

A Development Control Plan (DCP) is a written document that supports the Local Environmental Plan (LEP) and expands its principal development standards. It is a locally adopted plan and guides council staff, developers and landowners in the requirements needed and provides guidelines for development. A DCP may contain a range of measures such as planning principles, objectives and controls for buildings. DCPs can also have controls for single topics such as landscaping, drainage, excavation and car parking.

ATTACHMENTS

There were no attachments to this report.