



AGENDA

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

Monday 26 May 2025

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

Nick Tobin
Acting General Manager

Hunter's Hill Council Values

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

Honesty

Excellence

Accountability

Respect

Teamwork



HUNTER'S HILL COUNCIL
COUNCIL CHAMBERS SEATING PLAN

MAYOR



CR KASSAB



CR VIRGARA



CR PRIESTON



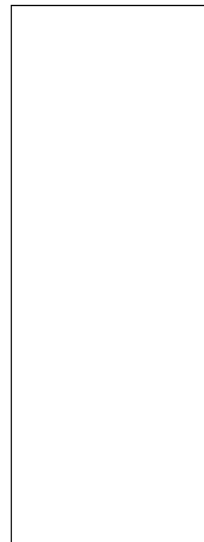
CR LANE



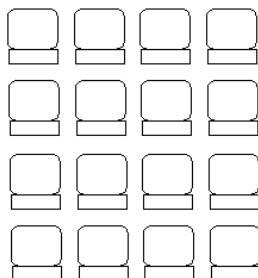
CR TANNOUS-SLEIMAN



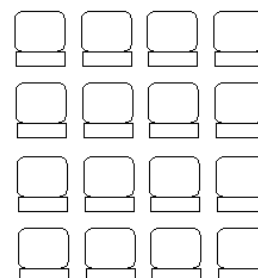
CR WILLIAMS



SPEAKER



GALLERY



ENTRANCE



ORDER OF BUSINESS

- 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

26 May 2025

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COMMENCEMENT

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

IN ATTENDANCE

The Mayor Zac Miles, Councillors Julia Prieston, Carla Kassab, Marc Lane, Carol Tannous Sleiman, Tatyana Virgara and Ross Williams.

ALSO PRESENT

Acting General Manager Nick Tobin, Director Community and Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director People and Culture Rosanna Guerra, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian, Strategic Planner Kieran Metcalfe, Recording Jade Reed and minute taker Marisa Dogao.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

MOTION

053/25 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Tannous Sleiman

That in accordance with Council's Code of Meeting Practice, Council authorises "ABC Compass" to film discussion of item 4.2 Gladesville Masterplan Planning Proposal.

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

The MOTION was CARRIED unanimously.

CONFIRMATION OF MINUTES

- 054/25** RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston That the Minutes of Ordinary Meeting No. 4542, 24 March 2025 be confirmed.

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

The MOTION was CARRIED unanimously.

MAYORAL MINUTES & REPORTS

- 2.1 MAYORAL MINUTE: VALE GEOFFREY SQUIRES

PROCEEDINGS IN BRIEF

- 055/25** RESOLVED on the MOTION of Mayor Miles

1. That the report be received and noted.
2. That a letter of condolence be forwarded to the family of the late Dr Geoffrey Squires.

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

The MOTION was CARRIED unanimously.

2.2 MAYORAL MINUTE: RECOGNITION OF LOCAL RESIDENT PAMELA ALVAREZ BOOK LAUNCH.**PROCEEDINGS IN BRIEF****056/25 RESOLVED on the MOTION of Mayor Miles**

1. That the report be received and noted.
2. That a letter of congratulations be forwarded to Mrs Pamela Alvarez.

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

The MOTION was CARRIED unanimously.

ADDRESSES FROM THE PUBLIC

Refer to item 4.2

MOVE ITEM**057/25 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston That Item 4.2 be brought forward to be discussed prior to Item 3.1.**

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

The MOTION was CARRIED unanimously.

COUNCIL REPORTS

4.2 GLADESVILLE MASTERPLAN PLANNING PROPOSAL

PROCEEDINGS IN BRIEF

Emily Lockwood addressed the meeting.

Melissa Neighbour addressed the meeting. Melissa Neighbour was granted an extension of time (moved by Cr Williams, seconded Deputy Mayor Prieston and carried).

Annette Gallard addressed the meeting on behalf of the Hunters Hill Trust. Annette Gallard was granted an extension of time (moved by Cr Williams, Cr Kassab Prieston and carried). A submission from the Hunters Hill Trust was tabled.

Russell Young addressed the Council addressed the meeting. Russell Young was granted an extension of time (moved by Cr Williams, Cr Tannous-Sleiman and carried).

Florian Caillon addressed Council addressed the meeting. Florian Caillon was granted an extension of time (moved by Cr Tannous-Sleiman, seconded Cr Kassab and carried).

RECOMMENDATION

1. Council supports the recommendations set out below:

- (A) Forward the Planning Proposal included as Attachment 1 to 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*.
- (B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).
- (C) 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 as recommended in this report.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.
- (D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

- (1) Are minor and do not alter the intent; or
- (2) Are required in order to comply with the Gateway Determination.

MOVED on the MOTION of Councillor Tannous Sleiman, seconded Deputy Mayor Prieston

MOVED on the MOTION of Councillor Lane

Clr Lane foreshadowed a motion that :

That Council supports the recommendations set out below:

- (B) Council endorse for public exhibition the Planning Proposal and outlined in a four page summary.
- (C) 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 as recommended in this report.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.

058/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Deputy Mayor Prieston

1. That Council supports the recommendations set out below:

- (A) Forward the Planning Proposal included as Attachment 1 to 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*.
- (B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).
- (C) 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 as recommended in this report.
 - (2) To proceed with amended controls in the Planning Proposal to that exhibited.
 - (3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

- (1) Are minor and do not alter the intent; or
- (2) Are required in order to comply with the Gateway Determination.

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

The MOTION was CARRIED.

3.1 TREE PRUNING

PROCEEDINGS IN BRIEF

059/25 MOVED on the MOTION of Councillor Lane, seconded Councillor Williams

1. That Council investigate improved tree management practices, in line with the adopted Urban Forest Strategy and considering appropriate amendments to the Development Control Plan 2013 (DCP) and other matters referenced in the body of this report; and
2. That a further report be brought back to Council outlining the improved tree management pathway proposed.

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

The MOTION was LOST.

COUNCIL REPORTS

4.1 COUNCILLOR BRIEFING AND WORKSHOPS

PROCEEDINGS IN BRIEF

060/25

MOVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Kassab that:

1. That the report be received and noted.

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

The MOTION was CARRIED.

4.3 URBAN FOREST MANAGEMENT STRATEGY

PROCEEDINGS IN BRIEF

061/25 MOVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council note:
 - a. The Implementation Plan of short-term priority actions as detailed in Section 5.7 of the Strategy and within this report and,
 - b. An annual progress on these priorities will be reported to Council annually.

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

The MOTION was CARRIED.

Deputy Mayor Prieston left the meeting at 07:49 pm.

Deputy Mayor Prieston returned to the meeting at 07:51 pm.

4.4 ADOPTION OF THE HUNTERS HILL INFRASTRUCTURE CONTRIBUTIONS PLAN 2025-2030

PROCEEDINGS IN BRIEF

062/25 MOVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Kassab

1. That Council adopts the Hunters Hill Local Infrastructure Contribution Plan 2025-2030, in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021; and

2. Pursuant to Section 214 of the Environmental Planning & Assessment Regulation 2021 Council publish notice of the approved Hunters Hill Local Infrastructure Contribution Plan 2025-2030 on its website.
3. That a further report be brought back to Council, outlining future amendments to the Hunters Hill contributions plan, considering the infrastructure needs assessment and the proposed development under the Gladesville masterplan and Low/Medium Housing SEPP.

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

The MOTION was CARRIED unanimously.

4.5 EQUAL EMPLOYMENT OPPORTUNITY (EEO) POLICY AND PLAN 2025-2029

PROCEEDINGS IN BRIEF

063/25 MOVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council endorses the Equal Employment Opportunity Policy and Plan 2025 – 2029 as attached to this report;
2. That the acting General Manager, in collaboration with the Director People & Culture, ensure that appropriate communication, training, and reporting mechanisms are put in place to support the implementation of the EEO Policy and Plan.

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

The MOTION was CARRIED.

Mayor Miles left the meeting at 07:59 pm. Deputy Mayor Prieston took the Chair.
Mayor Miles returned to the meeting at 08:01 pm.

CARRIED MOTION

- 064/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman to MOVE Items 4.6, 4.7, 4.8, 4.9 and 4.10 in block.

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

The MOTION was CARRIED unanimously.

4.6 INTERNAL AUDIT FUNCTION (IAF) SHARED SERVICE AGREEMENT

PROCEEDINGS IN BRIEF

- 065/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman
1. That the report be received and noted.
 2. That Council approves the updated agreement for signing by the General Manager on behalf of the council.

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

The MOTION was CARRIED unanimously.

4.7 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 MARCH 2025

PROCEEDINGS IN BRIEF

- 066/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman
1. That the report be received and noted.

RECORD OF VOTING

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

The MOTION was CARRIED unanimously.

4.8 MINUTES OF THE BUSHLAND MANAGEMENT ADVISORY COMMITTEE HELD ON 10 MARCH 2025

PROCEEDINGS IN BRIEF

067/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

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

The MOTION was CARRIED unanimously.

4.9 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2025

PROCEEDINGS IN BRIEF

068/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	

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

The MOTION was CARRIED unanimously.

4.10 REPORT OF LEGAL MATTERS - MARCH 2025

PROCEEDINGS IN BRIEF

069/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously.

GENERAL BUSINESS

Clr Tannous Sleiman raised an item of general business to recognise two significant community events, the ANZAC service and the Good Friday walk.

CONCLUSION

The meeting concluded at 08.11pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4543 held on 28 April 2025.

.....
Councillor Zac Miles
MAYOR

.....
Nick Tobin
ACTING GENERAL MANAGER

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6.00pm.

IN ATTENDANCE

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

ALSO PRESENT

Acting General Manager Nick Tobin, Director Community and Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director People and Culture Rosanna Guerra, Director Town Planning Steve Kourepis, Chief Financial Officer Christian Munday, Manager Communications and Events Shery Demian, Recording Jade Reed, Minute-taker Jackie St. Jacques.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

ADDRESSES FROM THE PUBLIC

Nil.

COUNCIL REPORTS

- 1.1 DRAFT COMMUNITY STRATEGIC PLAN, DELIVERY PROGRAM AND OPERATIONAL PLAN

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Councillor Tannous Sleiman, seconded Deputy Mayor Prieston

RECOMMENDATION

1. That the report be received and noted.
2. That Council place the draft Community Strategic Plan, Delivery Program, and Operational Plan on public exhibition for a period of 28 days to receive community feedback.
3. That the draft IP&R documents be advertised widely to enable the community to make any further comments or clarifications about the Plans.

4. That a further report be brought back to the June Council Meeting outlining community feedback received and for Council to adopt the Community Strategic Plan, Delivery Program and Operational Plan.

An AMENDMENT was MOVED by Cllr Marc Lane seconded by Cllr Ross Williams that:

1. Prior to exhibition, amend the CSP as follows:

P23 Vision

Infrastructure and Accessibility

Amend final bullet to better reflect previous version, as “Sustainable transport options particularly walking and cycling are supported and encouraged and with improved infrastructure”

Restore “Levels of service and community need are reflected in Asset Management Plans”

Community and Belonging

Restore “Services and” before ‘facilities’

Restore “Activities and Programs are designed to be welcoming, inclusive and promote safety”

Character Heritage and Places

Split the final bullet into the two constituent parts in the previous CSP (one ‘Healthy Urban Environments’ the other ‘Parks, sports fields and playgrounds’ - wording as previously.

Governance and Participation - retain former title by adding ‘and partnerships’, and

In Priorities” replace “innovative” with “collaborative” before ‘solutions’. Restore bullet “Community is aware of decisions through transparent and democratic process”

2. During exhibition of the CSP, council is to:

- Review p18 Sustainable Development Goals to better align the CSP to the SDGs, by referencing specific SDG target topics, and the CSP actions that relate to them.

For example, SDG 11 which references on Council’s Sustainability Strategy does not take account of Target 11.1 Adequate, affordable and safe housing, Target 11.2 Safe, affordable and accessible transport...

- Community priority surveys make sense as a measure for Community and Belonging but otherwise are not a trackable measure for interim improvement particularly on ‘hard’ infrastructure. Review measures pp27 - 31 to identify more objective SMART goals than community priority surveys in relation to infrastructure and access, environment and sustainability and character and heritage, and consider:

- i. A level of service or % in each category class for 1.1 (or restored Objective 1.4)
 - ii. A km of connected and safe cycle infrastructure, km of footpath, speed compliance for 1.2
 - iii. Frequency and hours of operation of public transport operations by area for 1.3
 - iv. % delivery of Bike Plan, number of crossings in villages for 1.3
 - v. % tree canopy for 2.1
 - vi. % approvals and % appeals for 4.1
 - vii. Referrals to CAP and appeals won for 4.2
3. Prior to exhibition of the DP, council is to amend the delivery plan Major Projects to reflect items that have been agreed and exhibited in Council's Local Strategic Planning Statement, by:
- Adding the Green Grid (Parramatta River and Sydney Harbour Foreshore walk and Lane Cove River and National Park walk, Map 14 and p31)
 - Amending "Hunters Hill Museum" to "Upgrade works to Hunters Hill Town Hall" with subtitle "improve event spaces and amenities and to improve separation between administration duties and the hall, to enable the space to be used and hired on a more regular basis by the community" (both verbatim from LSPS).
4. Prior to exhibition of the DP, council is to:
- add an item to 1.3 to "review and deliver the PAMP and Bike Plan" as there is no reference for walking and cycling despite references to the PAMP throughout.
 - Replace 2.3.1 with an action allocated to the Director for Infrastructure and Sustainability, with an assessment method being "Complete the Resilience Strategy and implement resilience education, enhanced recycling, sustainable materials and procurement" (and as per the LSPS p.35)
 - Add to 4.1.1 an additional assessment method "number of appeals, and percentage appeals won"
 - Replace "up-to-date" in 4.2.1 with "less than 5 years old"
 - Replace 4.3.2 with "Director Infrastructure and Sustainability" and assessment method "percentage street tree cover, for all major roads", and "ease of crossing at Village centres"
 - Replace assessment method in 4.3.3 with "percentage of LGA within 10 minutes' walk of a playground"
 - Add to 5.1.1 "Summaries no more than 4 pages long of all key policies and proposals including master plans are published during consultation"
 - Add to new 5.4.1 (under 'Community is aware of decisions through a transparent and democratic process' - see 1 above): "5.4.1 Activity: Communication - Services: All major consultations - Responsible: Director of

Community and Customer Service - Assessment Method : Council follows the Gunning Principles for all major consultations” 5.4.2 Activity: Transparency - Services : Deliberative governance - Responsible: Director of Community and Customer Service - Assessment Method: Council publishes a background paper along with each draft policy and paper to show how outcomes have been arrived at. [Example: Appendices to the draft Integrated Transport Strategy, pp 46 - 120].

5. Prior to exhibiting the DP and OP, Council to review the section “Financing the DP” and “Detailed Capital Works” to reflect prevailing rates for road and footpath works in surrounding LGAs, or failing to arrive at this, using the benchmark rates in the MosPlan Asset Management Plan 2025 : Roads, being (among other thing):
 - \$25.24 - \$42.07 per sqm for a standard asphalt road surface
 - \$33.46 - \$58.57 per sqm for flexible pavement (road surface)
 - \$90.09 per sqm for asphalt footpaths
 - \$119.12 per sqm for concrete footpaths
 - \$258.42 per sqm for brick footpaths
 - \$121.28 per linear metre for concrete kerb and gutter
 - \$358.05 per linear metre for sandstone kerb and concrete gutter
 - \$495.60 per linear metre for sandstone kerb and gutter
 - \$105.24 per sqm for concrete driveways, and
 - \$700 for concrete pram ramps.

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

The MOTION was LOST.

An amendment was moved by Deputy Mayor Prieston and accepted by the mover Clr Tannous Sleiman. The MOTION became:

1. That the report be received and noted.
2. Prior to the placement of the CSP delivery program and operational plan on public exhibition;
 - a) Council staff review the documents to ensure that Council’s LCSP objectives have been captured including projects that Council has previously committed to, and

- b) Council staff ensure benchmark rates detailed in the sections Financing the DP and Detailed Capital Works, are in line with comparable NSROC benchmark rates.
3. Following this review, that Council place the draft Community Strategic Plan, Delivery Program, and Operational Plan on public exhibition for a period of 28 days to receive community feedback.
4. That the draft IP&R documents be advertised widely to enable the community to make any further comments or clarifications about the Plans.
5. That a further report be brought back to the June Council Meeting outlining community feedback received and for Council to adopt the Community Strategic Plan, Delivery Program and Operational Plan.

069/25

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

1. That the report be received and noted.
2. Prior to the placement of the CSP delivery program and operational plan on public exhibition;
 - a) Council staff review the documents to ensure that Council's LCSP objectives have been captured including projects that Council has previously committed to, and
 - b) Council staff ensure benchmark rates detailed in the sections Financing the DP and Detailed Capital Works, are in line with comparable NSROC benchmark rates.
3. Following this review, that Council place the draft Community Strategic Plan, Delivery Program, and Operational Plan on public exhibition for a period of 28 days to receive community feedback.
4. That the draft IP&R documents be advertised widely to enable the community to make any further comments or clarifications about the Plans.
5. That a further report be brought back to the June Council Meeting outlining community feedback received and for Council to adopt the Community Strategic Plan, Delivery Program and Operational Plan.

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

The MOTION was CARRIED.

1.2 DRAFT 2025-26 BUDGET (INCLUDING LONG TERM FINANCIAL PLAN AND FEES & CHARGES)

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman

RECOMMENDATION

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 FY2025-26;
 - b. Draft Long-term Financial Plan FY2026-35.
3. That the following rates and charges are adopted, subject to any changes arising from supplementary rate levies:

Rate Description	Rate in \$		
Residential	0.099603	\$827.33	Min
Business	0.103250	\$103.29	Base
Strata Unit Residential	0.099603	\$827.33	Min
Strata Unit Business	0.103250	\$103.29	Base
Business Maritime Lease	0.103250	\$103.29	Base
Mixed Business	0.103250	\$103.29	Base
Mixed Business Strata Unit	0.103250	\$103.29	Base
Mixed Residential	0.099603	\$827.33	Min
Mixed Residential Strata Unit	0.099603	\$827.33	Min
Special rates: Community Facilities - Residential	0.003102	\$28.76	Base
Special rates: Community Facilities - Business	0.003102	\$28.76	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		

MOVED on the MOTION of Councillor Lane, seconded Councillor Williams

An AMENDMENT was moved by Cllr Marc Lane that:

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 FY2025-26, noting the following alteration:
 - Subpoena - subpoena file retrieval rate to \$55 for both financial years, and processing (per hour) to \$30/hr for both financial years, consistent with NSW Government.
 - Roads and Footpath Opening and Restoration - all rates to reflect prevailing rates detailed in the delivery plan.

b. Draft Long-term Financial Plan FY2026-35.

3. That the following rates and charges are adopted, subject to any changes arising from supplementary rate levies:

Rate Description	Rate in \$		
Residential	0.099603	\$827.33	Min
Business	0.103250	\$103.29	Base
Strata Unit Residential	0.099603	\$827.33	Min
Strata Unit Business	0.103250	\$103.29	Base
Business Maritime Lease	0.103250	\$103.29	Base
Mixed Business	0.103250	\$103.29	Base
Mixed Business Strata Unit	0.103250	\$103.29	Base
Mixed Residential	0.099603	\$827.33	Min
Mixed Residential Strata Unit	0.099603	\$827.33	Min
Special rates: Community Facilities - Residential	0.003102	\$28.76	Base
Special rates: Community Facilities - Business	0.003102	\$28.76	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		

Clr Lane made a further amendment to the amendment. The MOTION became:

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 FY2025-26, noting the following alteration:
 - Roads and Footpath Opening and Restoration - all rates to reflect prevailing rates detailed in the delivery plan.
 - b. Draft Long-term Financial Plan FY2026-35.
3. That the following rates and charges are adopted, subject to any changes arising from supplementary rate levies:

Rate Description	Rate in \$		
Residential	0.099603	\$827.33	Min
Business	0.103250	\$103.29	Base
Strata Unit Residential	0.099603	\$827.33	Min
Strata Unit Business	0.103250	\$103.29	Base
Business Maritime Lease	0.103250	\$103.29	Base
Mixed Business	0.103250	\$103.29	Base
Mixed Business Strata Unit	0.103250	\$103.29	Base
Mixed Residential	0.099603	\$827.33	Min
Mixed Residential Strata Unit	0.099603	\$827.33	Min

Special rates: Community Facilities - Residential	0.003102	\$28.76	Base
Special rates: Community Facilities - Business	0.003102	\$28.76	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		

The MOTION was put to the meeting.

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

The MOTION was CARRIED unanimously.

070/25 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman that:

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 FY2025-26, noting the following alteration:
 - Roads and Footpath Opening and Restoration - all rates to reflect prevailing rates detailed in the delivery plan.
 - b. Draft Long-term Financial Plan FY2026-35.
4. That the following rates and charges are adopted, subject to any changes arising from supplementary rate levies:

Rate Description	Rate in \$		
Residential	0.099603	\$827.33	Min
Business	0.103250	\$103.29	Base
Strata Unit Residential	0.099603	\$827.33	Min
Strata Unit Business	0.103250	\$103.29	Base
Business Maritime Lease	0.103250	\$103.29	Base
Mixed Business	0.103250	\$103.29	Base
Mixed Business Strata Unit	0.103250	\$103.29	Base
Mixed Residential	0.099603	\$827.33	Min
Mixed Residential Strata Unit	0.099603	\$827.33	Min
Special rates: Community Facilities - Residential	0.003102	\$28.76	Base

Special rates: Community Facilities - Business	0.003102	\$28.76	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	Councillor Ross Williams
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED.

COUNCIL IN COMMITTEE OF THE WHOLE

071/25 MOVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

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 Closed Session 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.

1.1 Selection of recruitment agency for GM recruitments

Item 1.1 is confidential in accordance with s10A(2)(a) of the *Local Government Act* because it contains personnel matters concerning particular individuals (other than councillors).

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	
Deputy Mayor Julia Prieston	

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

The MOTION was CARRIED unanimously.

The Council proceeded to move into Committee of the Whole at 07.12pm.

REPORT OF COUNCIL IN COMMITTEE

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

PRESENT

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

Also present Director People and Culture Rosanna Guerra.

OPEN COUNCIL RESUMED

072/25

RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Kassab

That at 8.04 pm the meeting resume in Open Council and the gallery be invited back into the Chamber.

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

The MOTION was CARRIED unanimously.

Recording staff and minute taker returned to the meeting at 8.05pm.

RECOMMENDATION TO COUNCIL

073/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Kassab that:

1. That the report be received and noted.
2. That Capstone be appointed the recruitment agency for the General Manager process.

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

The MOTION was CARRIED unanimously.

CONCLUSION

The meeting concluded at 8.06pm.

I confirm that these Minutes are a true and accurate record of Extraordinary Meeting No. 4544 held on 5 May 2025.

.....
Councillor Zac Miles
MAYOR

.....
Nick Tobin
ACTING GENERAL MANAGER

ITEM NO	: 2.1
SUBJECT	: MAYORAL MINUTE: REDEDICATION OF THE CHARLES FAIRLAND PAVILION
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: REPORT TO COUNCIL AND THE COMMUNITY ON MATTERS OF PUBLIC INTEREST VIA MAYORAL MINUTES AND STAFF REPORTS
REPORTING OFFICER	: MAYOR ZAC MILES

Ref:769010

PURPOSE

To rededicate the grandstand at Boronia Park to its original namesake, Charles Fairland, on Back to Boronia Day.

RECOMMENDATION

1. That the report be received and noted.
2. That signage be erected on the original grandstand in Boronia Park, citing it as the C.A. Fairland Pavillion.

REPORT

I was pleased to see the upgrade works on the original grandstand at Boronia Park completed this month. The improvements made will ensure the grandstand continues to be functional and fit for purpose for the community and Council.

To celebrate the reinstatement of this treasured community asset, I propose that we rededicate the grandstand to its original namesake, Charles Fairland on Back to Boronia Day.

The grandstand is more than bricks and mortar. It's a place where stories are shared, carols sung, matches watched, cheers roared, friendships forged, and legacies preserved. It is therefore befitting to have it named in Charles Fairland's honour for his many years of dedication to Hunters Hill.

Charles is considered the forefather of Hunters Hill Rugby. Records show that he was a member of the Club as far back as 1897, and he continued to play rugby well into the mid-1930s—a testament to his passion for the sport and his enduring commitment to Hunters Hill Rugby. His contributions didn't stop on the field. From 1920 to 1950, Charles served as the Club President, guiding it through decades of growth and success.

Beyond our community, he was a towering figure in NSW Rugby administration, recognised for his leadership and vision. In 1936, his contributions were immortalised with the naming of the Fairland Cup, an honour awarded in the NSW Metropolitan Junior Championships—an appropriate tribute to his dedication to the sport and its future.

It is thought that the grandstand in Boronia Park which was built in 1928 was named the *C.A. Fairland Pavilion* around 1951. This was in recognition of Charles' lifelong work in amateur sport including football and cricket, and his dedication to youth in the district. He also played a role in forming the Hunters Hill Men & Boys Club Fund.

It would be an honour to rededicate the upgraded grandstand to Charles and remind our community of his many and generous contributions. In doing so, the grandstand will continue to bear his name, commemorating his values of leadership, community spirit, and a tireless dedication to others.

The Hunters Hill Rugby Union Football Club is holding its Back to Boronia Day event on Saturday 12 July, and it would be great to unveil the sign during this celebratory day.

FINANCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter as the Hunters Hill Rugby Union Football Club have offered to cover the cost.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from 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	: APPLICATION TO THE COMMUNITY ENERGY UPGRADES FUND (ROUND 2)
STRATEGIC OUTCOME	: IMPROVED SUSTAINABILITY IS REFLECTED IN POLICIES, STRATEGIES, PROGRAMS AND PROJECTS
ACTION	: IMPLEMENT THE ACTIONS IN THE SUSTAINABILITY ACTION PLAN
REPORTING OFFICER	: MARGAUX PARK

Ref:767640

PURPOSE

To inform Council of our intent to submit a grant application to the Community Energy Upgrades Fund (Round 2) (CEUF).

RECOMMENDATION

1. That Council endorse the lodgement of a grant application, as outlined in the body of this report to the Community Energy Upgrade Fund (Round 2)(CEUF), noting the co-contribution requirement.

BACKGROUND

The CEUF is a Federal Government Grant that will deliver \$100 million over 2 funding rounds and is being run over 4 years from 24/25 to 27/28. The program will cover 50% of the energy upgrade projects, ie. matched funding of up to \$2.5 million of eligible expenditure for energy efficiency and electrification upgrades for Councils to deliver reduced energy bills and emissions from local government-owned and/or operated facilities. The program will also support the Commonwealth-led National Energy Performance Strategy (NEPS).

Funded projects must be completed within 2 years of signing a funding deed.

Council has compiled an application based on the current outstanding actions contained within its Net Zero Implementation Plan (NZIP) endorsed by Council on 24 March 2025. This submission assists in getting started on the important capital works associated with delivering on the NZIP actions.

The CEUF (Round 2) closes on 13 June 2025. Council's application has largely been scoped and costed with finer details being finalised before the submission date.

REPORT

The CEUF application details five energy upgrades at key community facilities, including solar + battery systems, sporting field LED lighting upgrades, and HVAC electrification at historic Hunters Hill Town Hall. These projects are central to Council's adopted Net Zero Implementation Plan, are forecast to reduce electricity use by 84 MWh/year and emissions by

16 tCO₂-e/year. The upgrades will deliver ~\$22,000 in annual savings, reduce operational risk, enhance load flexibility, and serve as replicable models for small councils with limited budgets. The project aligns with national and state emissions targets and demonstrates how local governments can lead energy transition while under fiscal constraints.

Project 1: Town Hall solar PV + battery – Expansion of an existing 33.8 kW solar system with 10.4 kW additional capacity and a 13.5 kWh Tesla Powerwall 3 battery. This improves solar self-consumption and enables evening demand reduction during civic events.

Project 2: Henley Community Centre solar PV + battery – Installation of a 7.00 kW solar system and 13.5 kWh battery at a venue used daily for community and early childhood services. This enables solar smoothing and supports resilience.

Project 3: Boronia Park solar PV + battery – Installation of solar and battery systems at the new Boronia Parks Sports and Community Facility, a sports and community facility with frequent night-time lighting load. The battery ensures demand flexibility and resilience.

Project 4: Boronia Park sports lighting upgrade – Replacement of 31 x 2,000 W HID floodlights with 31 x 1,100 W LED lights with dimming and timing controls. This reduces energy use by ~8,000 kWh/year and evening peak load by ~20 kW.

Project 5: Town Hall HVAC upgrade – Decommissioning of legacy chillers and installation of a high-efficiency four-pipe electric chiller, VSDs, paired with basic BMS. This eliminates current wasteful energy use and delivers 45–50 MWh/year in savings.

Please note: The Town Hall HVAC system is at end of life, requiring immediate replacement. Delays to this project will cause significant WH&S issues for staff and visitors to the Town Hall.

Site	Solar PV Capacity	Battery Storage	Est. Capital Investment	Est. Annual Savings
<i>Solar PV & Battery Storage</i>				
Boronia Park Community Facility	8.00 kW	13.5 kWh	\$21,875	\$2,380
Henley Community Centre	7.00 kW	13.5 kWh	\$20,575	\$2,043
Town Hall	10.4 kW	13.5 kWh	\$24,937	\$1,989
<i>Energy Efficiency</i>				
Lighting Boronia Park Sportsgrounds	NA	NA	\$100,000	\$1,796
HVAC Upgrade Town Hall	NA	NA	\$280,000	\$13,500

Council's co-contribution to the grant has been allocated from the 24/25 and 25/26 approved Capital Works Program. No additional funds will be allocated to this grant application, which will allow Council's money to extend further.

Year	Detail	Amount ex GST
24/25	Capital Works Program for PV and battery at Boronia Carried forward	\$100,000
25/26	Capital Works Program for Town Hall energy upgrades	\$143,000

	Capital Works Program for sportsground lighting upgrades	\$20,000
	TOTAL	\$263,000

It is noted that, during the recent federal election, the Member for Bennelong, Jerome Laxale MP, made election commitments of funding for energy upgrades at Boronia Park. In light of this commitment, Council's submission will provide an alternative project of upgrades to sportsground lighting at Bedlam Bay if required.

CONCLUSION

If successful, Council will have a total of \$526,000 to spend on the implementation of the above projects, which represents excellent value for the community in delivering on the NZIP.

FINANCIAL IMPACT ASSESSMENT

\$263,000 of existing Council budget has been committed to the application as a co-contribution. This funding is a mix of the approved 24/25 and 25/26 capital works budgets. If successful, the projects will deliver an estimated \$22,000 in annual savings on energy bills.

ENVIRONMENTAL IMPACT ASSESSMENT

The Net Zero Implementation Plan is a key document in Council's (adopted) Sustainability Framework which has significant benefits for Council's and the community's emissions reduction.

A successful funding application will ensure significant energy upgrades of Council's facilities are completed representing best value for money for ratepayers.

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.2
SUBJECT	: QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2025
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	: CHRISTIAN MENDAY

Ref:768687

PURPOSE

Integrated Planning and Reporting requires the Responsible Accounting Officer to 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.

This report:

1. monitors budget progress to the third quarter, ending 31 March 2025,
2. recommends adjustments and reallocations, and
3. aids transparency and accountability to support decision making.

RECOMMENDATION

1. That the report be received and noted.
2. That variations to the FY2024-25 operational and capital budget, as outlined in this report, be adopted.

BACKGROUND

Council is required to prepare a Budget Review Statement each quarter, in accordance with Clause 203 (1) of the Local Government (General) Regulation 2021. This report is prepared for the period ending 31 December 2024.

REPORT

The Budget is comprised of two components:

- Operational budgets which are recorded in Council's Annual Income and Expenditure Statement.
- Capital budgets, where spend on new and/or asset renewal projects are recorded in Council's Balance Sheet (maintenance of civic assets, and corresponding depreciation costs, are recorded in the annual Income and Expenditure Statement).

Council's original budget for FY2024-25 provided for an operational surplus of \$1,939,391 and a net operating deficit result before capital items of (\$49,824).

As a result of budget variations for September, December and those proposed in this March quarter, it is projected the operational result will now be a deficit of \$127,174. The net operating deficit result before capital items is expected to be \$2,809,324.

This is primarily due to the delay of planned property sales of \$2,500,000 to FY 2026. The conclusion of these sales will be a high priority for management in the new financial year. As it is expected the sale price will be realised in FY 2026 this adjustment does not affect Council's long-term cash position.

As detailed in analysis below, Council is forecast to achieve four out of its five Financial Performance KPIs at 30 June 2025. It will exceed the benchmarks for liquidity ratios. For these reasons my opinion expressed in the Responsible Accounting Officer's Statement (see attachment) is that Council's financial position at 30 June 2025 will be satisfactory.

In the longer term persistent operating deficits are unsustainable.

As noted at Council extraordinary meeting of 5 May 2025, in Item 1.2 Draft 2025-26 Budget (Including Long Term Financial Plan and Fees & Charges):

"During the 2025/26 Financial Year there will be a thorough review of Council's recurrent revenue base, asset management plan and depreciation and capitalisation methodology, together with the identification of capital income and contribution opportunities in order to move Council's annual budget into a net surplus position following depreciation and excluding capital grants and contributions."

There will be significant effort by Council to strategically address asset management, revenue and expenditure in the coming financial year. This will address financial Operating Performance.

Income and expense statement

The following adjustments to the budgeted Income and Expense Statement are required:

<i>Movement</i>	<i>Income</i>
<i>Decrease</i>	User charges and fees: \$70,000 <ul style="list-style-type: none"> A reduction in "mini skip" bins on Council property fees due to lower-than-expected activity.
<i>Decrease</i>	Other Income: \$2,500,000 <ul style="list-style-type: none"> The planned sale of property has been deferred to FY 2026.
<i>Increase</i>	Operating Grant Income: \$11,200 Council secured funding from the Local Small Commitments Allocation (LSCA) Program for Valentia Street Reserve
<i>Movement</i>	<i>Expenses</i>
<i>Increase</i>	Materials and services: \$11,200 Expenditure for to match (LSCA) funding

Capital Expenditures

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

Re-allocate funding:

- From Pulpit Point Reserve Footpath to Buffalo Creek Reserve Footpath (\$80,000). The deteriorating condition of path at Buffalo Creek Reserve requires a reprioritisation of renewal works.

Cash and Investments

A summary of the movements in the projected cash and investment budget, including funding sources for operating and capital budget variations for this quarter, are included in the report attachment.

Key Performance Indicators

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

Ratio description	Quarterly Commentary
<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 FY2023-24, the operating performance ratio was -5.34%. The original budgeted ratio for FY2024/25 was 0.86%.</p>	<p>This ratio is projected to decrease to -13.69%, from the original budgeted ratio of 0.86%.</p> <p>This is due the deferred \$2.5m sale of property to FY 2026. Council will need to strategically address and improve its operating performance during FY2026</p>
<p>Own source operating revenue Measures the degree to which Council relies on external funding sources such as operating grants and contributions.</p> <p>In FY2023-24, the ratio achieved was 67.01% which exceeded the benchmark set by OLG (greater than 60 per cent). The ratio indicates that Council generates adequate funds from own source revenues. Council's projected original budget ratio for FY2024-25 was 87.9%.</p>	<p>The ratio this quarter is decrease from original budget 88% to 84%</p> <p>This ratio is projected to decrease slightly as Council is expected to receive and recognise additional grant income 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 ratio this quarter is decreases from original budget, with Council projected to have \$2.0 of unrestricted current assets</p>

Ratio description	Quarterly Commentary
<p>The benchmark set by OLG is greater than 1.5 times.</p> <p>In FY2023-24, Council's ratio was greater than 4.51 times. The original FY2024-25 budgeted ratio is forecast to be greater than 2.3 times.</p>	<p>available to service every \$1.00 of its unrestricted current liabilities. This decrease is due to the declining operating performance.</p>
<p>Rates and annual charges outstanding percentage</p> <p>Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.</p> <p>The benchmark set by OLG is less than 5 per cent for metropolitan Councils. In FY2023-24, the ratio was 6.21% which is greater than the benchmark.</p>	<p>The original budgeted ratio for FY2024-25 is 4.6%. The ratio this quarter is unchanged from the original budgeted ratio.</p>
<p>Cash expense cover ratio</p> <p>This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow.</p> <p>The OLG benchmark is greater than 3 months. In FY2023-24, the ratio achieved was 11.24 months. In FY2024-25, this was budgeted to increase to 12.3 months, primarily due to the sale of property.</p>	<p>It is forecasted that Council will have had the capacity to cover 8.86 months of cash expenditure without additional cash inflows. This reduction from original budget is due to the delayed sale of property.</p>

FINANCIAL IMPACT ASSESSMENT

The impact on Council's forecasted 2024-25 financial results are included in this report.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. Quarterly Budget Review Statement - March 2025 [↓](#)

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

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 2025

It is my opinion that the Quarterly Budget Review Statement for Hunter's Hill Council for the quarter ended 31/03/25 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Christian Menday

date: 21-May-25

Responsible accounting officer

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & expenses budget review statement

Budget review for the quarter ended 31 March 2025

Income & expenses - Council Consolidated

(\$'s)	Original budget 2024/25	Approved Changes		Revised budget 2024/25	Variations for this Mar Qtr	Notes	Projected year end result	Actual YTD figures
		Sep QBRs	Dec QBRs					
Income								
Rates and annual charges	15,837,350			15,837,350		1	15,837,350	15,890,649
User charges and fees	1,439,006		50,000	1,489,006	(70,000)	2	1,419,006	1,484,297
Other revenues	1,221,142			1,221,142		3	1,221,142	928,398
Other income	2,500,000			2,500,000	(2,500,000)	4	-	-
Grants and contributions - operating	1,030,359	26,400	33,000	1,089,759	11,200	5	1,100,959	411,604
Grants and contributions - capital	1,989,215	92,935	600,000	2,682,150		6	2,682,150	417,934
Interest and investment revenue	891,286			891,286		7	891,286	721,794
Net gain from disposal of assets	50,000			50,000		8	50,000	15,963
Total income from continuing operations	24,958,358	119,335	683,000	25,760,693	(2,558,800)		23,201,893	19,870,638
Expenses								
Employee benefits and on-costs	7,520,729			7,520,729		9	7,520,729	4,924,289
Materials and services	9,586,297	279,400	19,500	9,885,197	11,200	10	9,896,397	6,961,225
Depreciation and amortisation	4,062,614			4,062,614		11	4,062,614	3,036,106
Other expenses	1,552,027			1,552,027		12	1,552,027	1,008,991
Net Loss from disposal of assets	297,300			297,300		13	297,300	-
Total expenses from continuing operations	23,018,967	279,400	19,500	23,317,867	11,200		23,329,067	15,930,611
Net operating result from continuing operations	1,939,391	(160,065)	663,500	2,442,826	(2,570,000)		(127,174)	3,940,027
Net Operating Result before Capital Items	(49,824)	(253,000)	63,500	(239,324)	(2,570,000)		(2,809,324)	3,522,093

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/25 and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details	
Proposed March Variations	
1	Rates and annual charges No Change 0
2	User charges and fees Reduce Mini Skips fees, lower than expected activity -70,000 -70,000
3	Other Revenue No change 0
4	Other Income Budgeted sale of property deferred to FY 2026, has been included in FY 2026 Budget -2,500,000 -2,500,000
5	Grants and contributions - operating Local Small Commitments Allocation (LSCA) Program- Valentia Street Reserve upgrade 11,200 11,200
6	Grants and contributions - capital No change 0
7	Interest and investment revenue No change 0
8	Net gain from disposal of assets No Change 0
9	Employee benefits and on-costs No change 0
10	Materials and services Valentia Street Reserve upgrade to match LSCA grant 11,200 11,200
11	Depreciation and amortisation No change 0
12	Other expenses No change 0
13	Net Loss from disposal of assets No change 0

Adopted December Variations

2	User charges and fees	
	Stand Plant Applications	50,000
4	Grants and contributions - operating	
	NSW Emergency Services Funding Reform - land classification	33,000
6	Grants and contributions - capital	
	Towards Zero Safer Roads Program - Boronia Park	
	Local Area Traffic Management (LATM)	100,000
	Road Safety Program - Alexandra St	500,000
		<u>600,000</u>
10	Materials and Services	
	Consultant - Henley Precinct Masterplan	19,500
	Labour hire & temporary employment	-10,000
	Consultant - Library Strategy	10,000
		<u>19,500</u>

Adopted September Variations

4	Grants and contributions - operating	
	Local Small Commitments Allocation - Playground	6,400
	Weed control at Gladesville Reserve	10,000
	Weed control along Lane Cove & Parramatta River	10,000
		<u>26,400</u>
6	Grants and contributions - capital	
	Local Roads and Community Infrastructure Program Phase 4	92,935
10	Materials and services	
	Local Small Commitments Allocation - Playground	6,400
	Weed control at Gladesville Reserve	10,000
	Weed control along Lane Cove & Parramatta River	10,000
	Planning legal expenses	253,000
		<u>279,400</u>

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Capital budget review statement

Budget review for the quarter ended 31 March 2025

Capital budget - Council Consolidated

(\$'s)	Original budget 2024/25	Approved changes			Revised budget 2024/25	Variations for this Mar Qtr		Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRS	Dec QBRS						
Capital expenditure										
New assets										
- Plant & equipment	-				-	-	1	-	-	-
- Land & buildings	1,280,000	455,568	641,000		2,376,568	-	2	2,376,568	1,307,073	
- Roads, bridges, footpaths	291,200	(16,183)			275,017	-	3	275,017	315,558	
- IT, Office equipment & software, Furniture & Fittings -other	262,000		26,000		288,000	-	4	288,000	112,828	
Renewal assets (replacement)										
- Plant & equipment	440,000				440,000	-	5	440,000	43,161	
- Land & buildings	1,230,767	346,975	78,000		1,655,743	-	6	1,655,743	683,746	
- Roads, bridges, footpaths	2,052,684	109,000		600,000	2,761,684	-	7	2,761,684	908,267	
- Stormwater & drainage	106,192	430,540		(7,732)	529,000	-	8	529,000	20,537	
- IT, Office equipment & software, Furniture & Fittings -other	200,000	236,398			436,398	-	9	436,398	86,411	
Total capital expenditure	5,862,844	1,562,298	745,000	592,268	8,762,410	-		8,762,410	3,477,581	
Capital funding										
Rates & other untied funding	3,661,644	99,536	130,000		3,891,180	-	10	3,891,180	1,551,040	
Capital grants & contributions	1,071,200	686,015		600,000	2,357,215	-	11	2,357,215	586,048	
Reserves:							12			
- External restrictions/reserves	520,000	495,540		(7,732)	1,007,808	-	13	1,007,808	23,479	
- Internal restrictions/reserves	560,000	281,207	615,000		1,456,207	-		1,456,207	1,301,051	
Receipts from sale of assets							15			
- Plant & equipment	50,000				50,000	-	16	50,000	15,963	
Total capital funding	5,862,844	1,562,298	745,000	592,268	8,762,410	-		8,762,410	3,477,581	
Net capital funding - surplus/(deficit)	-	-	-	-	-	-		-	-	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/25 and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Capital budget review statement
Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes Details

Proposed March Variations

1	New - Plant & equipment No change	0
2	New - Land & buildings No change	0
3	New - Roads, bridges, footpaths No change	0
4	New - IT, Office equipment & software, Furniture & Fittings -other No Change	0
5	Renewal - Plant & equipment No Change	0
6	Renewal - Land & buildings No Change	0
7	Renewal - Roads, bridges, footpaths Reallocate from: Pulpit Point Reserve - Footpath Renewal Reallocate to: Buffalo Creek - Footpath Renewal	-80,000 80,000 0
8	Renewal - Stormwater Drainage No Change	0
9	Renewal - IT, Office equipment & software, Furniture & Fittings -other No Change	0

Adopted December Variations

6	Renewal - Land & buildings Croquet Club - Renewal program Riverside pre school remedial works from flood damage	-45,099 45,099 0
7	Renewal - Roads, bridges, footpaths Local Area Traffic Management (LATM) Road Safety Program - Alexandra St	100,000 500,000 600,000
8	Renewal - Stormwater & drainage Stormwater Pit Renewal - Inspected (SV) Existing Lintel upgrade at Makinson St (SV)	-6,041 -6,192

	Gladesville Rd (s7.12 prev. Woolwich Stormwater)	-250,000
	LGA Stormwater Management Plan - s7.12	-19,499
	Venus/Junction Street and Milling Road - S7.12	-100,000
	Re-allocation proposed stormwater Assets	
	Hillcrest Avenue to Manning Road- s7.12	86,000
	Cowell Street & Junction Street- S7.12	175,000
	Martin Street - S7.12	53,000
	Alexandra Street, Foss Rd & Ellesmere Avenue -S7.12/SV	30,000
	Milling Street - S712	30,000
		<u>-7,732</u>
	Capital funding	
	Rates & other untied funding	
	Croquet Club - Renewal program	-45,099
	Riverside pre school remedial works from flood damage	45,099
	Stormwater Pit Renewal - Inspected (SV)	-6,041
	Existing Lintel upgrade at Makinson St (SV)	-6,192
	Alexandra Street, Foss Rd & Ellesmere Avenue (SV)	12,233
		<u>0</u>
11	Capital grants & contributions	
	Local Area Traffic Management (LATM)	100,000
	Road Safety Program - Alexandra St	500,000
		<u>600,000</u>
13	External restrictions/reserves	
	Gladesville Rd (s7.12 prev. Woolwich Stormwater)	-250,000
	LGA Stormwater Management Plan - s7.12	-19,499
	Venus/Junction Street and Milling Road - S7.12	-100,000
	Hillcrest Avenue to Manning Road- s7.12	86,000
	Cowell Street & Junction Street- S7.12	175,000
	Martin Street - S7.12	53,000
	Alexandra Street, Foss Rd & Ellesmere Avenue -S7.12	17,767
	Milling Street - S712	30,000
		<u>30,000</u>

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Cash & investments budget review statement

Budget review for the quarter ended 31 March 2025

Cash & investments - Council Consolidated

(\$'s)	Original budget 2024/25	Approved changes			Revised budget 2024/25	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 - general	2,258,536	(495,540)		7,732	1,770,728			1,770,728	2,603,205
Other developer contributions	138,001				138,001			138,001	138,001
Specific purpose unexpended grants (recognised as rever	693,977	(686,015)		600,000	607,962			607,962	1,242,055
Domestic waste management	1,023,411				1,023,411			1,023,411	1,023,411
Other special levies	1,347,273	(99,536)			1,247,737			1,247,737	1,406,369
Total externally restricted	5,461,198	(1,281,091)	-	607,732	4,787,839	-		4,787,839	6,413,041
(1) Funds that must be spent for a specific purpose									
Internally restricted ⁽²⁾									
Plant and vehicle replacement	426,421				426,421			426,421	426,421
Employees leave entitlement	800,673				800,673			800,673	800,673
Deposits, retentions and bonds	3,674,000				3,674,000			3,674,000	3,767,487
Construction of buildings	174,645	(25,992)			148,653			148,653	174,645
Office equipment	228,540	(138,749)			89,791			89,791	315,342
Road reconstruction	223,760				223,760			223,760	223,760
Elections	69,646				69,646			69,646	278,583
Insurance reserve	137,860				137,860			137,860	137,860
Sustainability Reserve	196,500				196,500			196,500	196,500
Asset Re-purposing	7,278,842	(615,000)			6,663,842	(2,500,000)		4,163,842	4,863,842
Traffic and transport	-				-			-	-
Boronia Park - disposal soil	-				-			-	-
Safety and welfare expenses - OH&S incentive	34,473				34,473			34,473	43,186
Community initiatives and minor capital works	20,000				20,000			20,000	20,000
Stormwater and marine maintenance reserve	15,000	35,000			50,000			50,000	50,000
Community Building Maintenance Reserve	11,300	38,700			50,000			50,000	50,000
Boronia Park Sporting & Community Facility - Council	-	615,000			615,000			615,000	-
Depot Operations Strategy	-				-			-	-
Gladesville Masterplan	198,260				198,260			198,260	198,260
Contributions for Hillman orchard restoration project	11,952				11,952			11,952	14,782
Total internally restricted	13,501,870	(91,041)	-	-	13,410,829	(2,500,000)	-	10,910,829	11,561,341
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (ie. available after the above Restrictions)	411,167	780,368	(253,000)	(544,232)	394,304	(70,000)		324,304	438,992
Total Cash & investments	19,374,236	(591,764)	(253,000)	63,500	18,592,972	(2,570,000)		16,022,972	18,413,374

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/24 and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

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 \$671,957

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 2.4.25

Reconciliation status

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

\$ 000's

Cash at bank (as per bank statements)		671,957
Investments on hand		17,750,844
less: unrepresented 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**18,413,374****Balance as per QBRS review statement:****18,413,374**

Difference:

0

Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes Details

December		
1	Developer contributions - general	
	Gladesville Rd (s7.12 prev: Woolwich Stormwater Up	250,000
	LGA Stormwater Management Plan	19,499
	Venus/Junction Street and Milling Road	100,000
	Hillcrest Avenue to Manning Road	-86,000
	Cowell Street & Junction Street	-175,000
	Martin Street	-53,000
	Alexandra Street, Foss Rd & Ellesmere Avenue	-17,767
	Milling Street	-30,000
		<u>7,732</u>
2	Specific purpose unexpended grants	
	Local Area Traffic Management (LATM)	100,000
	Road Safety Program - Alexandra St	<u>500,000</u>
		600,000

Hunter's Hill Council

Quarterly Budget Review Statement
 for the period 01/01/25 to 31/03/25

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

Budget review for the quarter ended 31 March 2025

(\$000's)	ent proje	Original budget 24/25	Actuals prior periods	
	Indicator 24/25		23/24	22/23

The Council monitors the following Key Performance Indicators:

1. Operating Ratio

Operating revenue (excl. capital) - operating expenses	-13.69%	0.86%	-5.34%	-4.81%
Operating revenue (excl. capital grants & contributions)				

Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions). The benchmark is: greater than 0.

2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)	84%	88%	67%	83.6%
Total Operating revenue (incl. capital grants & cont)				

Measures the degree to which Council relies on external funding sources such as operating grants and contributions. The benchmark is: greater than 60%.

3. Unrestricted current ratio

Current assets less all external restrictions	2.0	2.3	4.5	2.3
Current liabilities less specific purpose liabilities				

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. The bench mark is: greater than 1.5 times

The Council monitors the following Key Performance Indicators:

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

Rates, annual & extra charges outstanding	4.6%	4.6%	6%	4.8%
Rates, annual & extra charges collectible				

Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark is: less than 5%

5. Cash expense cover ratio

Current year's cash & cash equivalents (incl. term deposits)	8.86	12.3	11.2	19.1
Operating & financing activities cash flow payments				

This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow. The benchmark is: greater than 3 months

Hunter's Hill Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Contracts budget review statement

Budget review for the quarter ended 31 March 2025

Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value	Start date	Duration of contract	Budgeted (Y/N)	Notes
Landmark Marinas Pty Ltd t/as Clement Marine Constructions	Bedlam Bay Swim Site Construction	\$445,826	14/07/24		Y	1
2020 Projects Pty Ltd	Construction of Works Depot Boronia Park	\$906,912	26/09/24		Y	2

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/03/25 and should be read in conjunction with the total QBRS report

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

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

1	This contract was previously reported but has been adjusted to reflect an upward variation of \$102,070
2	This contract was previously reported but has been adjusted to reflect an upward variation of \$48,222

Hunter's Hill Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	276,580	Y
Legal Fees	637,596	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.

ITEM NO	: 4.3
SUBJECT	: SUMMARY OF COUNCIL INVESTMENTS AS AT 30 APRIL 2025
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	: CHRISTIAN MENDAY

Ref:768688

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 30 April 2025.

Also, Council's Responsible Accounting Officer must certify that all investments are made and reported in compliance with the requirements of Clause 212 the Local Government Act 1993, the Local Government (General) Regulation 2021 and Council's policy on investments.

RECOMMENDATION

1. THAT the report on Investments held at 30 April 2025, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, 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 15% 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 4.50%pa (0.36% actual) versus the bank bill index benchmark return of 4.38%pa (0.35% actual). For the past 12 months, Council's investment portfolio has returned 5.14% versus the benchmark's 4.46%.

Attachment 1 – Council continues to seek independent advice for investments from Prudential Investment Services Corp. Prudential's Investment Summary Report for April 2025 is attached.

The portfolio is actively managed on this advice to ensure that returns are maximised, considering diversification, cash flow requirements and risk. The attachment contains a complete analysis of the performance. The attachment 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 2025

Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earnt at maturity
NAB	Term Deposit	AA-	\$ 1,000,000	1/05/2024	6/05/2025	5.25%	\$ 53,219.18
Suncorp	Term Deposit	AA-	\$ 1,000,000	30/10/2024	28/05/2025	5.07%	\$ 29,169.86
BoQ	Term Deposit	A-	\$ 1,000,000	26/11/2024	28/05/2025	5.15%	\$ 25,820.55
AMP	Term Deposit	BBB+	\$ 500,000	9/08/2024	11/06/2025	5.20%	\$ 21,797.26
AMP	Term Deposit	BBB+	\$ 1,000,000	13/08/2024	11/06/2025	5.20%	\$ 43,024.66
AMP	Term Deposit	BBB+	\$ 1,250,000	27/08/2024	25/06/2025	5.02%	\$ 51,919.18
NAB	Term Deposit	AA-	\$ 1,000,000	3/07/2024	2/07/2025	5.45%	\$ 54,350.68
AMP	Term Deposit	BBB+	\$ 555,008	12/08/2024	12/08/2025	5.05%	\$ 28,027.92
NAB	Term Deposit	AA-	\$ 1,000,000	11/03/2025	10/03/2026	4.65%	\$ 46,372.60
NAB	Term Deposit	AA-	\$ 1,000,000	18/03/2025	17/03/2026	4.63%	\$ 46,173.15
Suncorp	Term Deposit	AA-	\$ 1,000,000	29/04/2025	25/11/2025	4.06%	\$ 18,876.71
Macquarie	Call	A+	\$ 1,068,171			4.40%	
CBA	Floating Rate Note	AA-	\$ 500,000	13/01/2023	13/01/2028	5.49%	
CBA	Business online saver	AA-	\$ 3,674,765			4.10%	

Institution	Reference	Lodged		Month-end	Balance at month-end	Month return	
TCorp	Medium Term Growth Fund	2-Jun-21	\$1,500,000.00	June-2021	\$1,515,096.51	1.01%	
				July-2021	\$1,538,434.43	1.54%	
		9-Aug-21	\$500,000.00	August-2021	\$2,052,149.68	0.79%	
				12mths to Sept 22	\$2,026,923.72	-0.73%	
				12mths to Sept 23	\$1,988,672.64	0.50%	
				12mths to Sept 24	\$2,173,547.22	1.62%	
				October-2024	\$2,160,164.07	-0.62%	
				November-2024	\$2,192,513.79	1.50%	
				December-2024	\$2,202,231.49	0.44%	
				January-2025	\$2,225,694.63	1.07%	
				February-2025	\$2,234,282.86	0.39%	
				March-2025	\$2,215,806.44	-0.83%	
				Closing Balance	April-2025	\$2,225,779.87	0.45%
				\$17,750,843.78			
	CBA	General	\$710,398.20	31.04.25 Bank Account Balance			
	Total		\$18,484,122				

Certification – Responsible Accounting Officer

I certify that the investments summarised in this report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and in accordance with Council's Investments Policy.

Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2025	4.51%	4.38%	0.13%
Last 3 months	4.02%	4.34%	-0.32%
Last 6 months	4.94%	4.44%	0.50%
Financial Year to Date	5.09%	4.46%	0.63%
Last 12 months	5.14%	4.46%	0.68%

Below is a summary of the total portfolio by credit exposure, maturity terms and investment holdings as at 30 April 2025:

TABLE 2 – PORTFOLIO TOTAL BY CREDIT EXPOSURE

Credit Rating Group	Face Value (\$)	Policy Max	
AA	10,885,163	59% 100%	✓
A	2,068,171	11% 60%	✓
BBB	3,305,008	18% 30%	✓
TC	2,225,780	12% 15%	✓
	18,484,122		

TABLE 3 – PORTFOLIO TOTAL BY MATURITY TERMS

	Face Value (\$)	Policy Max	
Between 0 and 1 years	17,984,122	97% 100%	✓
Between 1 and 3 years	500,000	3% 60%	✓
	18,484,122		

TABLE 4 – PORTFOLIO TOTAL BY INVESTMENT HOLDINGS

	Face Value (\$)	Current Value (\$)
Cash	5,453,334	5,453,334
Floating Rate Note	500,000	505,560
Managed Funds	2,225,780	2,225,780
Term Deposit	10,305,008	10,305,008
	18,484,122	18,489,682

Table 5 below provides a breakdown of cash balance by internal and external restrictions.

External restrictions are funds that are subject to legislative obligations, such as section 7.12 contributions, as well as unspent tied grant funding.

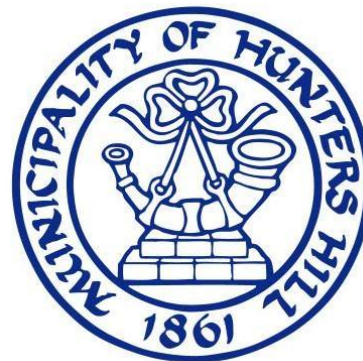
Internal restrictions refer to cash assets set aside by resolutions of Council to cover commitments that are expected to arise in the future, and where it is prudent to hold cash in restrictions to cover these obligations.

Table 5 - EXTERNAL & INTERNAL RESTRICTIONS

	Actual as at 31 March 2025	Actual as at 30 April 2025
Developer contributions - S7.12	\$2,603,205.45	\$2,649,397.07
Other developer contribution	\$138,000.61	\$138,000.61
Specific purpose unexpended grants	\$1,242,054.62	\$1,136,706.77
Domestic waste management	\$1,023,411.40	\$1,023,411.40
Other special levies	\$1,406,369.29	\$1,405,994.29
Total External Restrictions	\$6,413,041.36	\$6,353,510.13
Internal Restrictions		
Plant and vehicle replacement	\$426,420.68	\$426,420.68
Employee leave entitlements	\$800,672.87	\$800,672.87
Deposits, retentions and bonds	\$3,767,487.19	\$3,764,426.19
Construction of building	\$174,644.92	\$174,644.92
Office equipment & furniture	\$315,342.26	\$315,342.26
Elections	\$278,582.73	\$278,582.73
Insurance reserve	\$137,859.78	\$137,859.78
Road Reconstruction	\$223,760.00	\$223,760.00
Sustainability Reserve	\$196,500.48	\$196,500.48
Asset Re-purposing	\$4,863,841.74	\$4,863,841.74
Safety & welfare expenses OH&S Incentive	\$43,186.11	\$43,186.11
Community Initiatives & Minor Capital Works	\$20,000.00	\$20,000.00
Stormwater & marine maintenance reserve	\$50,000.00	\$50,000.00
Community building maintenance reserve	\$50,000.00	\$50,000.00
Gladesville Masterplan	\$198,260.00	\$127,479.00
Contributions for Hillman Orchard Restoration Project	\$14,782.14	\$14,782.14
Total Internal Restrictions	\$11,561,340.90	\$11,487,498.90
Total Restrictions	\$17,974,382.26	\$17,841,009.03

ATTACHMENTS

1. Prudential Investment Services Corp Investment Summary Report for April 2025 [↓](#)



Investment Summary Report
April 2025



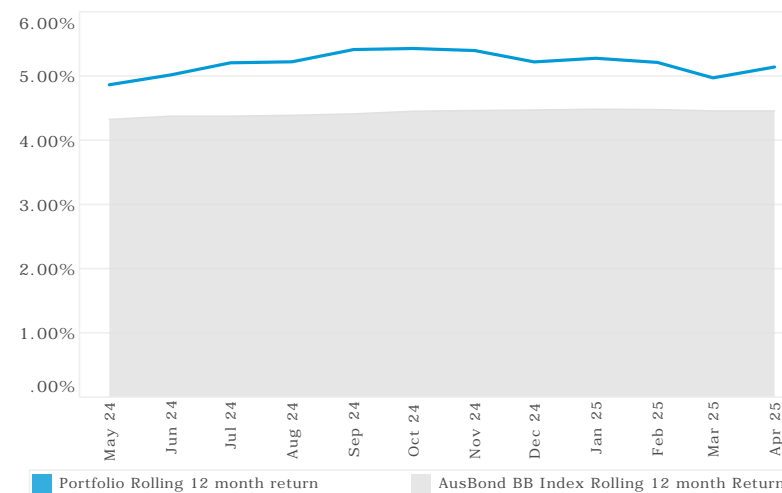
Hunters Hill Council Executive Summary - April 2025



Investment Holdings

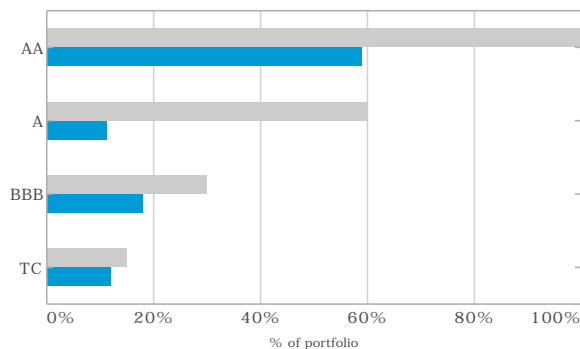
	Face Value (\$)	Current Value (\$)
Cash	5,453,334	5,453,334
Floating Rate Note	500,000	505,560
Managed Funds	2,225,780	2,225,780
Term Deposit	10,305,008	10,305,008
	18,484,122	18,489,682

Investment Performance

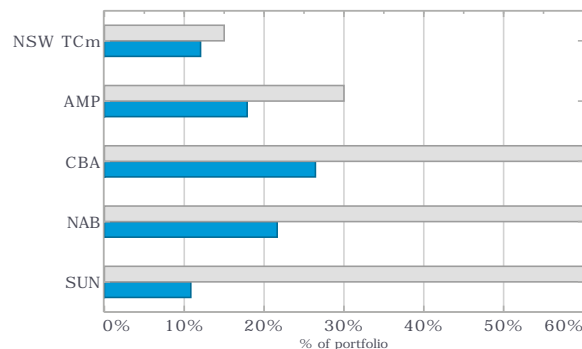


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value (\$)	Policy Max
Between 0 and 1 years	17,984,122	97% 100% a
Between 1 and 3 years	500,000	3% 60% a
	18,484,122	

Portfolio Exposure

Investment Policy Limit



Hunters Hill Council

Investment Holdings Report - April 2025



Cash Accounts							
Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference	
710,398.20	0.00%	Commonwealth Bank of Australia	AA-	710,398.20	538227	General	
1,068,171.38	4.40%	Macquarie Bank	A+	1,068,171.38	540871	Accelerator	
3,674,764.49	4.10%	Commonwealth Bank of Australia	AA-	3,674,764.49	545055	BOS	
5,453,334.07	3.63%			5,453,334.07			

Managed Funds							
Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name	Current Value (\$)	Deal No.	Reference
2,225,779.87	0.4501%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	2,225,779.87	541469	
2,225,779.87	0.4501%				2,225,779.87		

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
6-May-25	1,000,000.00	5.25%	National Australia Bank	AA-	1,000,000.00	1-May-24	1,052,500.00	545053	52,500.00	At Maturity	
28-May-25	1,000,000.00	5.07%	Suncorp Bank	AA-	1,000,000.00	30-Oct-24	1,025,419.45	545588	25,419.45	At Maturity	
28-May-25	1,000,000.00	5.15%	Bank of Queensland	A-	1,000,000.00	26-Nov-24	1,022,010.96	545651	22,010.96	At Maturity	
11-Jun-25	500,000.00	5.20%	AMP Bank	BBB+	500,000.00	9-Aug-24	518,876.71	545336	18,876.71	At Maturity	
11-Jun-25	1,000,000.00	5.20%	AMP Bank	BBB+	1,000,000.00	13-Aug-24	1,037,183.56	545352	37,183.56	At Maturity	
25-Jun-25	1,250,000.00	5.02%	AMP Bank	BBB+	1,250,000.00	27-Aug-24	1,292,463.70	545396	42,463.70	At Maturity	
2-Jul-25	1,000,000.00	5.45%	National Australia Bank	AA-	1,000,000.00	3-Jul-24	1,045,093.15	545231	45,093.15	At Maturity	
12-Aug-25	555,008.31	5.05%	AMP Bank	BBB+	555,008.31	12-Aug-24	575,126.98	545347	20,118.67	At Maturity	
25-Nov-25	1,000,000.00	4.60%	Suncorp Bank	AA-	1,000,000.00	29-Apr-25	1,000,252.05	546008	252.05	At Maturity	
10-Mar-26	1,000,000.00	4.65%	National Australia Bank	AA-	1,000,000.00	11-Mar-25	1,006,497.26	545897	6,497.26	At Maturity	
17-Mar-26	1,000,000.00	4.63%	National Australia Bank	AA-	1,000,000.00	18-Mar-25	1,005,581.37	545938	5,581.37	At Maturity	
	10,305,008.31	5.01%			10,305,008.31		10,581,005.19		275,996.88		

Floating Rate Notes

Hunters Hill Council

Investment Holdings Report - April 2025



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	5.1978%	CBA Snr FRN (Jan28) BBSW+ 1.15%	AA-	500,000.00	13-Jan-23	506,770.45	543689	1,210.45	14-Jul-25	
	500,000.00	5.1978%			500,000.00		506,770.45		1,210.45		

Hunters Hill Council

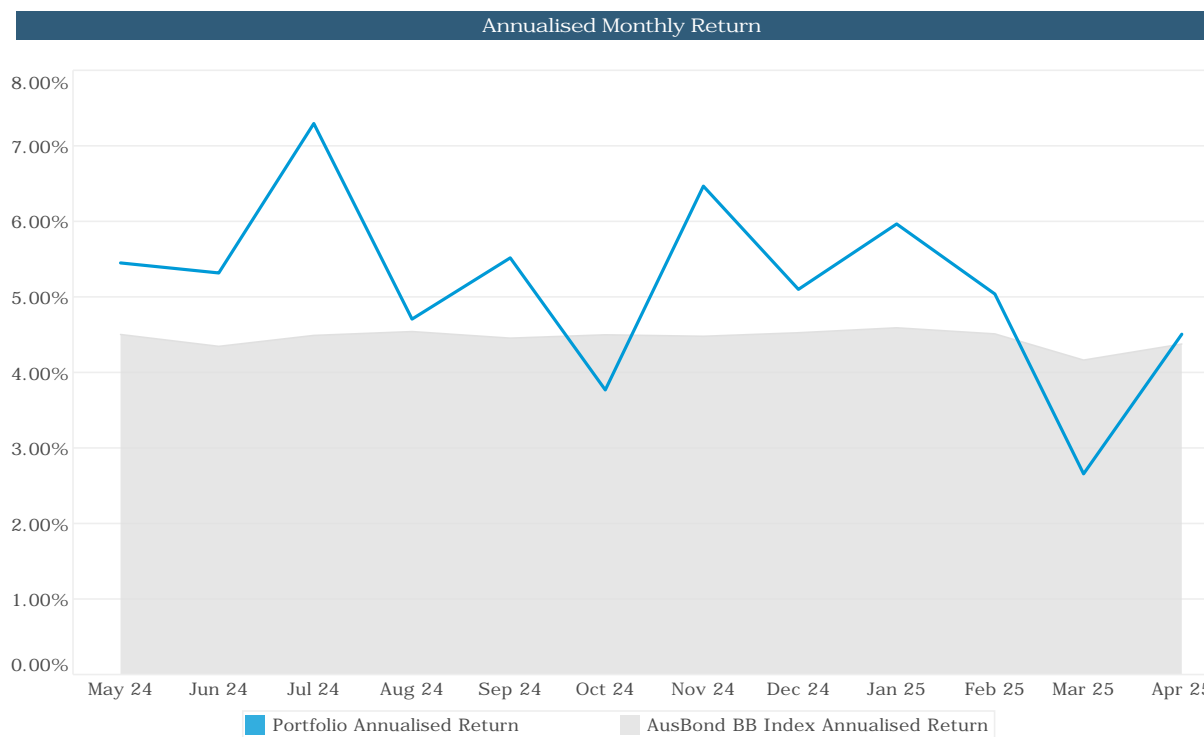
Accrued Interest Report - April 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
<u>Cash</u>									
Commonwealth Bank of Australia	538227					5.71	0	5.25	0.00%
Commonwealth Bank of Australia	545055					9,057.84	0	12,383.45	4.10%
Macquarie Bank	540871					3,849.00	0	3,849.00	4.40%
						12,912.55		16,237.70	3.27%
<u>Floating Rate Note</u>									
CBA Snr FRN (Jan28) BBSW+ 1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	6,843.32	30	2,188.06	5.32%
						6,843.32		2,188.06	5.32%
<u>Term Deposits</u>									
National Australia Bank	545645		1,000,000.00	22-Nov-24	24-Apr-25	21,252.33	23	3,194.80	5.07%
National Australia Bank	545053		1,000,000.00	1-May-24	6-May-25	0.00	30	4,315.07	5.25%
Bank of Queensland	545651		1,000,000.00	26-Nov-24	28-May-25	0.00	30	4,232.88	5.15%
Suncorp Bank	545588		1,000,000.00	30-Oct-24	28-May-25	0.00	30	4,167.12	5.07%
AMP Bank	545336		500,000.00	9-Aug-24	11-Jun-25	0.00	30	2,136.98	5.20%
AMP Bank	545352		1,000,000.00	13-Aug-24	11-Jun-25	0.00	30	4,273.97	5.20%
AMP Bank	545396		1,250,000.00	27-Aug-24	25-Jun-25	0.00	30	5,157.54	5.02%
National Australia Bank	545231		1,000,000.00	3-Jul-24	2-Jul-25	0.00	30	4,479.45	5.45%
AMP Bank	545347		555,008.31	12-Aug-24	12-Aug-25	0.00	30	2,303.66	5.05%
Suncorp Bank	546008		1,000,000.00	29-Apr-25	25-Nov-25	0.00	2	252.05	4.60%
National Australia Bank	545897		1,000,000.00	11-Mar-25	10-Mar-26	0.00	30	3,821.92	4.65%
National Australia Bank	545938		1,000,000.00	18-Mar-25	17-Mar-26	0.00	30	3,805.48	4.63%
						21,252.33		42,140.92	5.06%
<u>Grand Totals</u>						<u>41,008.20</u>		<u>60,566.68</u>	<u>4.42%</u>

Hunters Hill Council

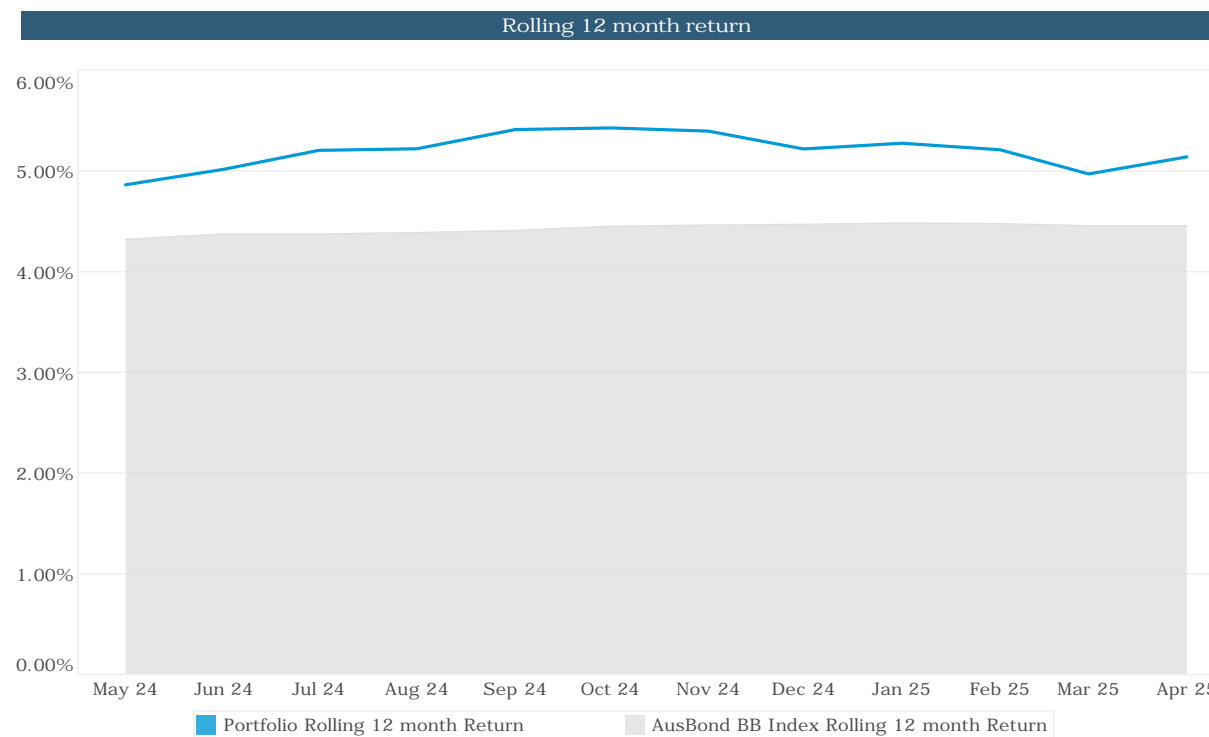
Investment Performance Report - April 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2025	4.51%	4.38%	0.13%
Last 3 months	4.02%	4.34%	-0.32%
Last 6 months	4.94%	4.44%	0.50%
Financial Year to Date	5.09%	4.46%	0.63%
Last 12 months	5.14%	4.46%	0.68%

Hunters Hill Council

Investment Performance Report - April 2025

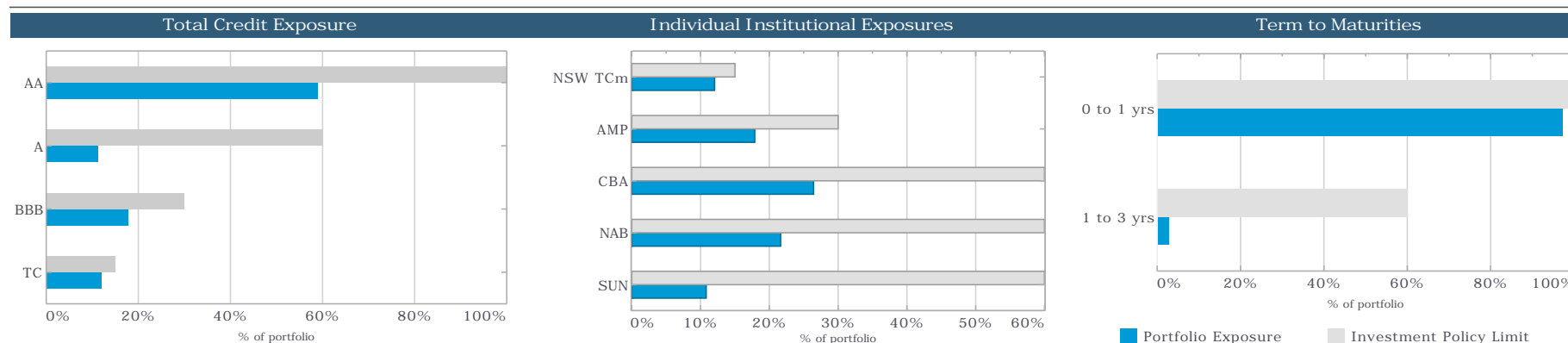


Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2025	0.36%	0.35%	0.01%
Last 3 months	0.97%	1.04%	-0.07%
Last 6 months	2.42%	2.18%	0.24%
Financial Year to Date	4.22%	3.70%	0.52%
Last 12 months	5.14%	4.46%	0.68%



Hunters Hill Council

Investment Policy Compliance Report - April 2025



Credit Rating Group	Face Value (\$)	Policy Max
AA	10,885,163	59% 100% a
A	2,068,171	11% 60% a
BBB	3,305,008	18% 30% a
TC	2,225,780	12% 15% a
	18,484,122	

Institution	% of portfolio	Investment Policy Limit
NSW T-Corp (TCm)	12%	15% a
AMP Bank (BBB+)	18%	30% a
Commonwealth Bank of Australia (AA-)	26%	60% a
National Australia Bank (AA-)	22%	60% a
Suncorp Bank (AA-)	11%	60% a
Macquarie Bank (A+)	6%	60% a
Bank of Queensland (A-)	5%	60% a

	Face Value (\$)	Policy Max
Between 0 and 1 years	17,984,122	97% 100% a
Between 1 and 3 years	500,000	3% 60% a
	18,484,122	

a = compliant
r = non-compliant



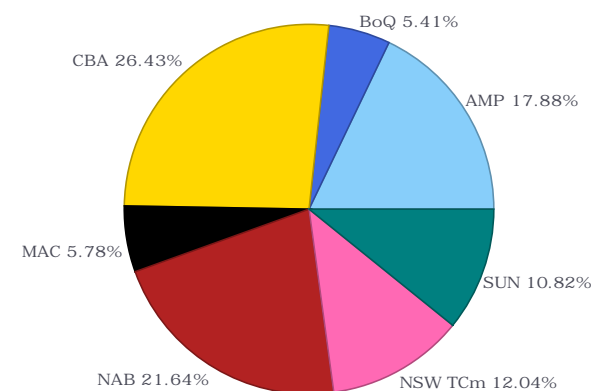
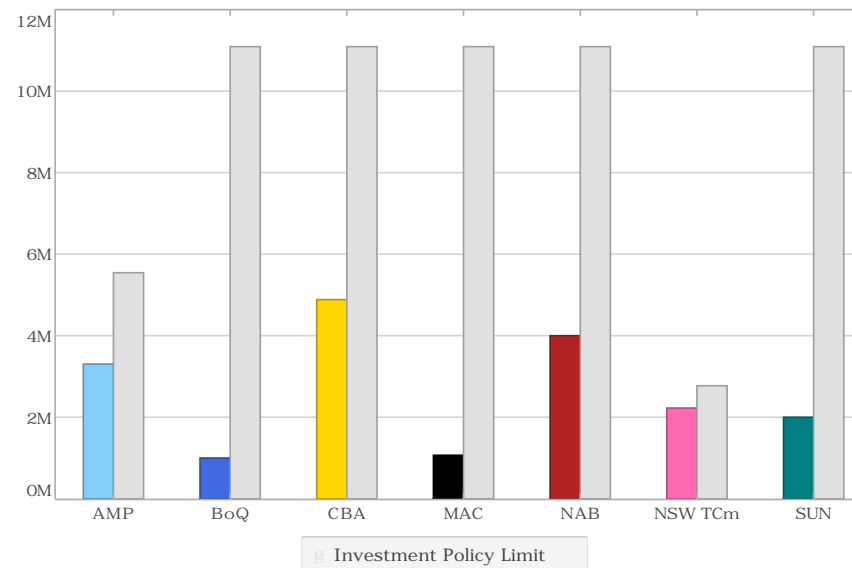
Hunters Hill Council

Individual Institutional Exposures Report - April 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	3,305,008	18%	5,545,237	30%	2,240,229
Bank of Queensland (A-)	1,000,000	5%	11,090,473	60%	10,090,473
Commonwealth Bank of Australia (AA-)	4,885,163	26%	11,090,473	60%	6,205,310
Macquarie Bank (A+)	1,068,171	6%	11,090,473	60%	10,022,302
National Australia Bank (AA-)	4,000,000	22%	11,090,473	60%	7,090,473
NSW T-Corp (TCm)	2,225,780	12%	2,772,618	15%	546,838
Suncorp Bank (AA-)	2,000,000	11%	11,090,473	60%	9,090,473
	18,484,122				

Individual Institutional Exposure Charts



Hunters Hill Council

Cashflows Report - April 2025



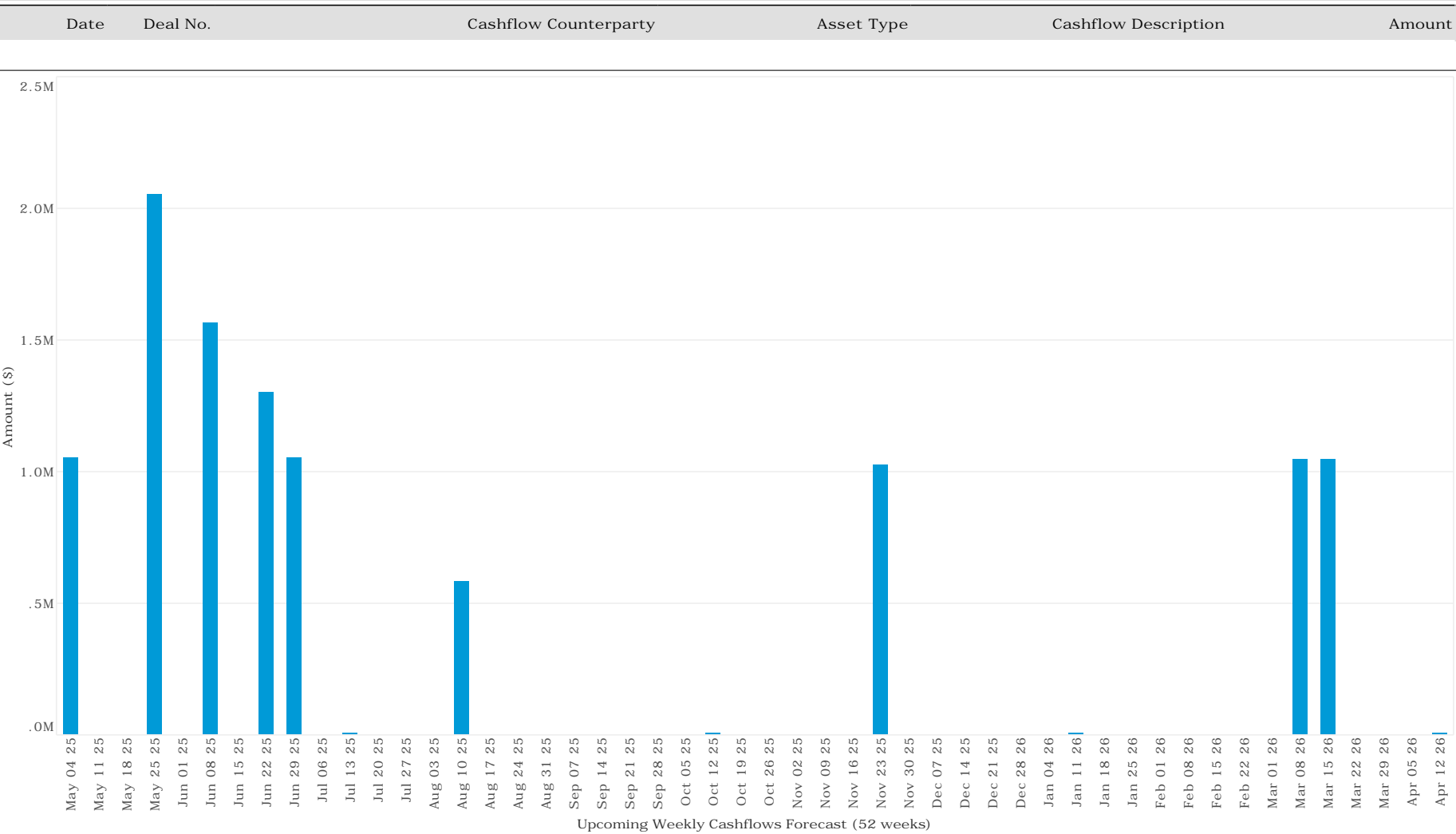
Actual Cashflows for April 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
14-Apr-25	543689	CBA Snr FRN (Jan28) BBSW+ 1.15%	Floating Rate Note	Coupon Date	6,843.32
				<u>Deal Total</u>	<u>6,843.32</u>
				Day Total	6,843.32
24-Apr-25	545645	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	21,252.33
				<u>Deal Total</u>	<u>1,021,252.33</u>
				Day Total	1,021,252.33
29-Apr-25	546008	Suncorp Bank	Term Deposit	Settlement: Face Value	-1,000,000.00
				<u>Deal Total</u>	<u>-1,000,000.00</u>
				Day Total	-1,000,000.00
				<u>Total for Month</u>	<u>28,095.65</u>

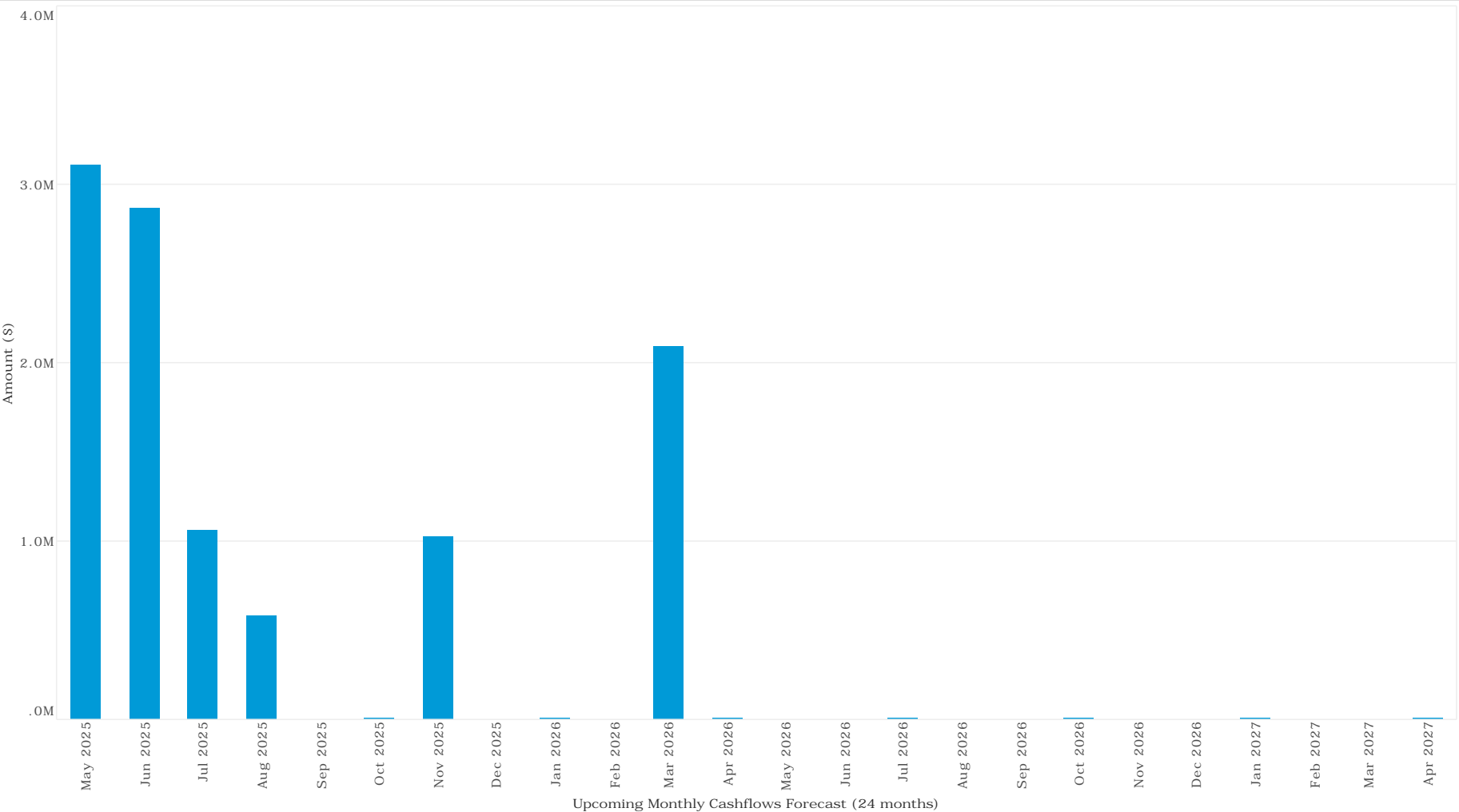
Forecast Cashflows for May 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
6-May-25	545053	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	53,219.18
				<u>Deal Total</u>	<u>1,053,219.18</u>
				Day Total	1,053,219.18
28-May-25	545588	Suncorp Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	29,169.86
				<u>Deal Total</u>	<u>1,029,169.86</u>
28-May-25	545651	Bank of Queensland	Term Deposit	Maturity: Face Value	1,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	25,820.55
				<u>Deal Total</u>	<u>1,025,820.55</u>
				Day Total	2,054,990.41
				<u>Total for Month</u>	<u>3,108,209.59</u>

Hunters Hill Council
Cashflows Report - April 2025



Hunters Hill Council
Cashflows Report - April 2025



ITEM NO	: 4.4
SUBJECT	: MINUTES OF THE HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE HELD ON 10 APRIL 2025
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE
REPORTING OFFICER	: LEANNE STATHAKIS

Ref:767384

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Local Area Traffic Committee Meeting held on 10 April 2025.

RECOMMENDATION

That the Minutes be received and noted.

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.

Minutes of the Local Area Traffic Committee **held** Thursday 10 April 2025.

COMMENCEMENT

The meeting opened at 10:30am.

IN ATTENDANCE

Cr Carla Kassab	Chairperson
Ms Vicky Walker	TfNSW Representative
Robert Gallagher	NSW Police

ALSO PRESENT

Peter Chudek	Manager, Assets
Mrs Leanne Stathakis	Traffic & Transport Officer
Louise Bertoni	Executive Administration Officer

APOLOGIES

Samantha Urquhart	Director Infrastructure & Environmental Sustainability
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DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

- 049/25** RESOLVED on the MOTION of NSW Police Gallagher
That the Minutes of Hunters Hill Local Area Traffic Committee of previous Meeting held on 27/02/2025 be adopted.

REPORTS

3.1 FUTUNA STREET - PROPOSED PARKING RESTRICTION

PROCEEDINGS IN BRIEF

The committee was briefed on community feedback received from one (1) resident who is willing to place bins out for collection at the intersection of Futuna Street and Crescent Street.

Members decided that alternate arrangements should be confirmed with URM and referred to the next Traffic Committee if required.

RECOMMENDATION

1. That 'No Parking 6am -2pm Tuesday' be installed adjacent to No.9 Futuna Street.



Proposal to restrict parking on waste collection day (Tuesday)
between the driveways of No. 7 and No.9

050/25 RESOLVED on the MOTION of Clr Kassab

1. That the matter be further investigated and if required referred to the next Traffic Committee.

RECORD OF VOTING	
For	Against
Clr Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

3.2 HOWARD PLACE - PROPOSED PARKING RESTRICTION

PROCEEDINGS IN BRIEF

No community feedback was received. TfNSW and Police noted that driveway access should not be obstructed by parked vehicles.

051/25 RESOLVED on the MOTION of TfNSW Representative Walker, seconded NSW Police Gallagher

1. That 'No Stopping' be installed at the end of Howard Place from No.3 to No.7



RECORD OF VOTING	
For	Against
Clr Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

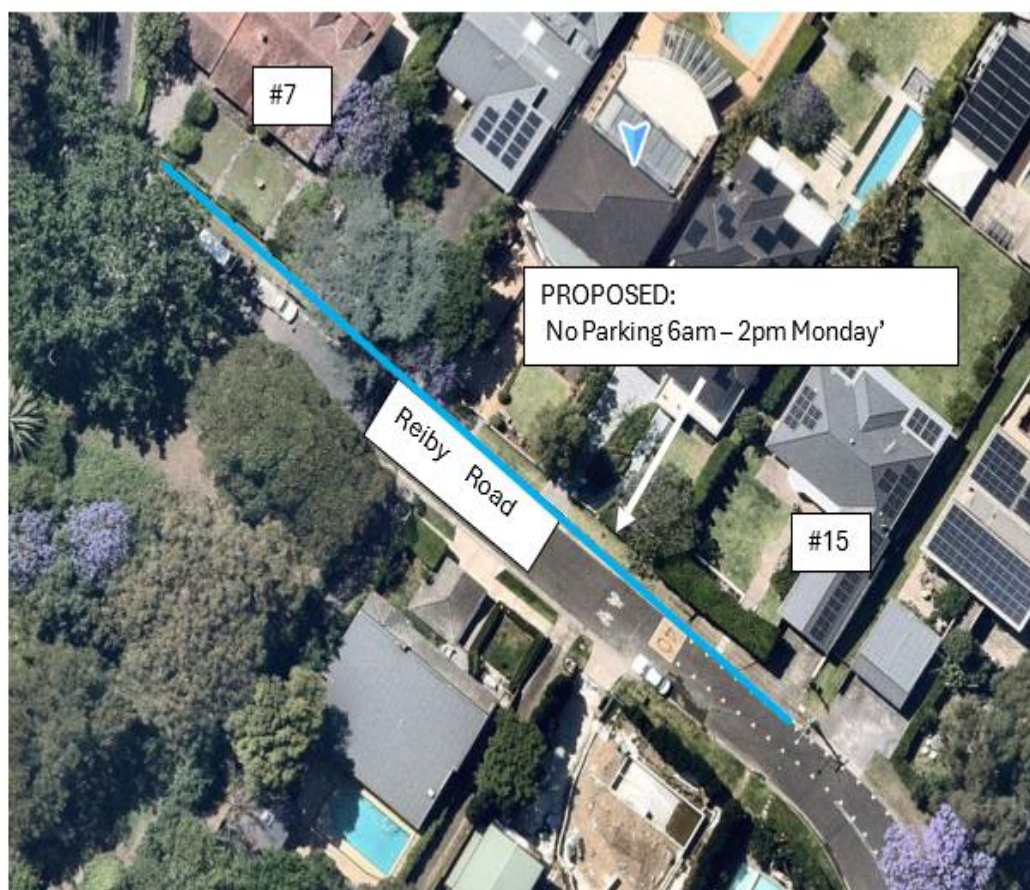
L.1 REIBY ROAD - PROPOSED PARKING RESTRICTIONS

PROCEEDINGS IN BRIEF

The committee would like more information on the number of missed services, and requested that perhaps early collection time could be requested. The matter to be referred to the next Traffic Committee if required.

RECOMMENDATION

1. That 'No Parking 6am -2pm Monday' be installed on the odd number side of Reiby Road between No. 7 and No.15 Reiby Road.



052/25 RESOLVED on the MOTION of Clr Kassab, seconded TfNSW Representative Walker

1. That the matter be further investigated and if required referred to the next Traffic Committee.

RECORD OF VOTING	
For	Against
Clr Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

ATTACHMENTS

1. Hunters Hill Local Area Traffic Committee Agenda - 10 April 2025 [↓](#)
2. Hunters Hill Local Area Traffic Committee Agenda - late item - 10 April 2025 [↓](#)



ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests
Confirmation of minutes
Reports

**HUNTER'S HILL COUNCIL
HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE
10 April 2025**

INDEX

1 – CONFIRMATION OF MINUTES

- 1 Confirmation of Minutes of Hunters Hill Local Area Traffic Committee 1 held 27 February 2025

2 - BUSINESS ARISING

3 - REPORTS

- | | | |
|-----|--|---|
| 3.1 | Futuna Street - Proposed Parking Restriction | 1 |
| 3.2 | Howard Place - Proposed Parking Restriction | 3 |

4 - OTHER BUSINESS

CONFIRMATION OF MINUTES10 April 2025

COMMENCEMENT

The meeting opened at 10:40am.

IN ATTENDANCE

Carla Kassab	Chairperson
Ms Vicky Walker	TfNSW Representative
Robert Gallagher	NSW Police
Ben Cantor	Busways Representative
Samantha Urquhart	Director Infrastructure & Environmental Sustainability
Peter Chudek	Manager, Assets
Mrs Leanne Stathakis	Traffic & Transport Officer
Louise Bertoni	Executive Administration Officer

ALSO PRESENT

APOLOGIES

Apologies were received from Road Safety Officer Andrew McDonald, State Member Lane Cove Parliament and Road Safety Officer Marie Jones.

RECOMMENDATION

That apologies be accepted and leave of absence granted.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

- 033/25** RESOLVED on the MOTION of Busways Representative Cantor
That the Minutes of Hunters Hill Local Area Traffic Committee of previous Meeting held on 3/21/2024 be adopted.

CONFIRMATION OF MINUTES

10 April 2025

REPORTS

3.1 PAUL STREET - PARKING RESTRICTION ON BIN DAY

PROCEEDINGS IN BRIEF

Waste Coordinator provided an update that there had been six (6) instances of missed collection in 2025 and that Councils waste contractor still support the proposal.

It was also noted that Council is charged an additional fee for returning to missed waste collection.

034/25 RESOLVED on the MOTION of NSW Police Gallagher, seconded TfNSW Representative Walker

1. That 'No Parking 6am - 2pm' be installed on the north side of Paul Street.
2. That the 10m statutory 'No Stopping' at intersection be installed by way of yellow line at the intersection of Paul Street and Mary Street and Paul Street and Augustine Street.



RECORD OF VOTING	
For	Against
Chairperson Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

3.2 KING STREET - PROPOSED PARKING RESTRICTION

PROCEEDINGS IN BRIEF

It was confirmed that no feedback had been received during community consultation.

CONFIRMATION OF MINUTES

10 April 2025

035/25 RESOLVED on the MOTION of NSW Police Gallagher, seconded TfNSW Representative Walker

1. That 'No Parking' be installed adjacent to 2 King Street east of the driveway.



RECORD OF VOTING	
For	Against
Chairperson Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

3.3 MADELINE STREET - PROPOSED PARKING RESTRICTION

PROCEEDINGS IN BRIEF

036/2 RESOLVED on the MOTION of Chairperson Kassab, seconded TfNSW Representative Walker

5

1. That 20m of parking restrictions, being signage stating 'No Parking 7am - 5pm Monday – Saturday' be installed on Madeline Street on the northeast side from the 10m Statutory 'No Stopping' at the intersection with Ernest Street (as shown below) until 30 August 2025.

CONFIRMATION OF MINUTES

10 April 2025



RECORD OF VOTING	
For	Against
Chairperson Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

3.4 BOAT TRAILER PARKING - PROPOSED TRIAL

PROCEEDINGS IN BRIEF

This parking restriction is a way for Council to manage the number of boat trailers, and has been used successfully with Lane Cove Council area. TfNSW also noted that this parking restriction has been used successfully in other Local Government Areas such as Northern Beaches.

037/25 RESOLVED on the MOTION of TfNSW Representative Walker, seconded Chairperson Kassab

1. That for a 6-month trial 'No parking motor vehicles excepted' be introduced at the following locations:
 - a. Gladesville Road – on both sides between Mary Street and Luke Street.

CONFIRMATION OF MINUTES

10 April 2025

- b. Mary Street – adjacent to St Joseph's between Mark Street and Gladesville Road
 - c. Mary Street – between Gladesville Road and to No.6 Mary Street (both sides)
 - d. Durham Street – west side
2. That community consultation be carried out in adjacent areas, and if any feedback from residents is received a further report be provided to the Local Traffic Committee by email to members for comment and determination.
 3. That all feedback from the community and Local Traffic Committee members be tabled for the March Council meeting.

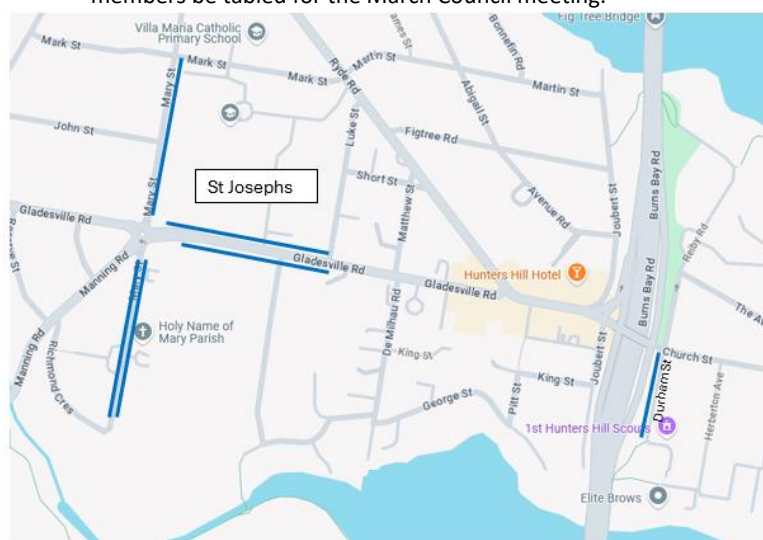


Figure 1
Proposed location for 'No Parking Motor Vehicles excepted'

RECORD OF VOTING	
For	Against
Chairperson Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

3.5 39 ALEXANDRA STREET - PROPOSED LOADING ZONE

PROCEEDINGS IN BRIEF

At the time of sending the agenda no feedback had been received. However, at the time of the meeting two (2) submissions were received and both not in support of the loading zone due to reduction of parking, impact to other local business that also rely on parking, and it was not noted that there is an existing loading zone.

CONFIRMATION OF MINUTES

10 April 2025

Committee members concurred that the use of the existing Loading Zone at Garibaldi was not safe or practical. It was also noted that the loading zone was not a full-time restriction and was only for part of the morning. It was discussed that once the premise is occupied the days/times of the loading zone could be reviewed.

It was also noted that a 'Loading Zone' can also be used as drop off/pick up area of people when vacant.

038/25 RESOLVED on the MOTION of TfNSW Representative Walker, seconded NSW Police Gallagher

1. That a 'Loading Zone 7am-11am Monday - Saturday' for 1 vehicle be installed adjacent to 39 Alexandra Street as per fig1 below.
2. That 'No Stopping' signage be adjusted adjacent to 39 Alexandra Street as per fig1 below.

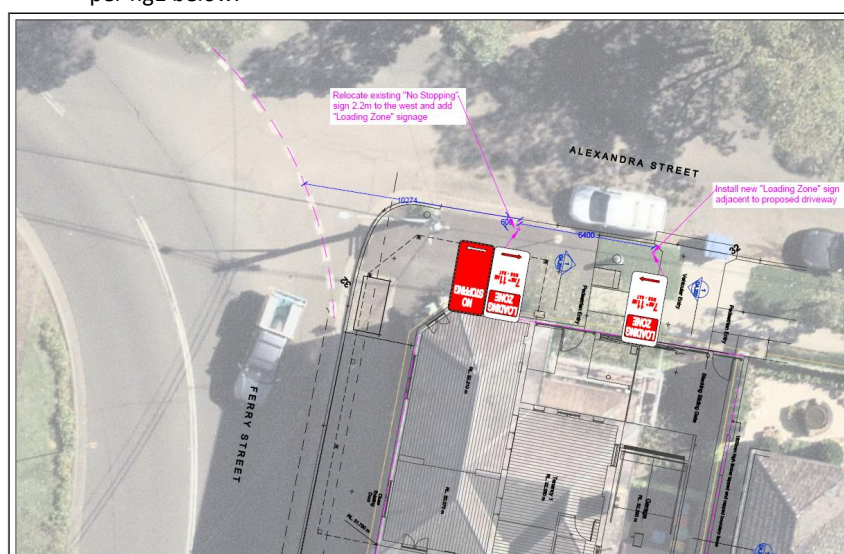


Fig1. Signage Plan for 'Loading Zone' and adjustment of 'No Stopping' sign as per plan No. 2022-1055-02A issued by McLaren Traffic Engineering

RECORD OF VOTING	
For	Against
Chairperson Carla Kassab	
TfNSW Representative Vicky Walker	
NSW Police Robert Gallagher	

CONFIRMATION OF MINUTES10 April 2025

3.6 NEXT MEETING DATES

Samantha Urquhart proposed the next dates for bimonthly meetings to be held Thursdays at 10:30am on:

- 17 April 2025
- 26 June 2025
- 28 August 2025
- 23 October 2025

The meeting closed at 11:10am.

REPORTS

10 April 2025

ITEM NO	: 3.1
SUBJECT	: FUTUNA STREET - PROPOSED PARKING RESTRICTION
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE
REPORTING OFFICER	: LEANNE STATHAKIS

Ref:758766

PURPOSE

To ensure parked vehicles do not obstruct the collection of waste bins by waste collection vehicles on Futuna Street

RECOMMENDATION

1. That 'No Parking 6am -2pm Tuesday' be installed adjacent to No.9 Futuna Street.



Proposal to restrict parking on waste collection day (Tuesday)
between the driveways of No. 7 and No.9

BACKGROUND

A resident has raised concerns that due to parked vehicles adjacent to No.9 Futuna Street on waste collection day the waste vehicles are obstructed and unable to collect the waste.

REPORT

Futuna Street is very narrow, and parked vehicles obstruct waste collection vehicles from collecting waste. Councils waste contractor URM has confirmed that waste collection in Futuna Street is often delayed due to parked vehicles.

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Community consultation period had not ended at the time of writing the report, and comments will be tabled at the meeting.

CONCLUSION

The proposed restriction will assist in ensuring that access to Futuna Street by waste vehicles is not obstructed

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

There are no attachments to this report.

REPORTS

10 April 2025

ITEM NO	: 3.2
SUBJECT	: HOWARD PLACE - PROPOSED PARKING RESTRICTION
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE
REPORTING OFFICER	: LEANNE STATHAKIS

Ref:758781

PURPOSE

To ensure parked vehicles do not obstruct driveway access to properties No.3 and No. 7 at the end of Howard Place.

RECOMMENDATION

1. That 'No Stopping' be installed at the end of Howard Place from No.3 to No.7

**BACKGROUND**

A resident has raised concerns that due to parked vehicles access to the driveway is obstructed.

REPORT

Howard Place is located behind Hunters Hill Village shops, and between No.3 and No.7 part of the road terminates. The road in this section provides access to property No. 3 and No.7.

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Currently, there is no sign posted parking restriction, and it has been observed that this area due to the proximity to the Hunters Hill Village shops is conveniently used by motorists to park resulting in the obstruction of access.

Community consultation is currently being undertaken, and any community feedback will be tabled at the meeting.

CONCLUSION

The proposed restriction will assist in ensuring that access to the driveways of No.3 and No.7 is not obstructed by parked vehicles.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

There are no attachments to this report.



ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests
Confirmation of minutes
Reports

HUNTER'S HILL COUNCIL
HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE
10 April 2025
LATE ITEMS
INDEX

0 - REPORTS

L.1 Reiby Road - Proposed Parking restrictions

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REPORTS

10 April 2025

ITEM NO	: L.1
SUBJECT	: REIBY ROAD - PROPOSED PARKING RESTRICTIONS
STRATEGIC OUTCOME	: SAFE WALKING, CYCLING, AND ACTIVE TRAVEL IS SUPPORTED AND ENCOURAGED WITH IMPROVED INFRASTRUCTURE.
ACTION	: IMPLEMENT THE RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE
REPORTING OFFICER	: LEANNE STATHAKIS

Ref:758835

PURPOSE

To ensure parked vehicles do not obstruct the collection of waste bins by waste collection vehicles.

RECOMMENDATION

1. That 'No Parking 6am -2pm Monday' be installed on the odd number side of Reiby Road between No. 7 and No.15 Reiby Road.



Item L.1

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REPORTS

10 April 2025

BACKGROUND

Council waste contractor and residents have raised concerns that parked vehicles are obstructing waste vehicles delaying the collection of waste.

REPORT

The subject portion of Reiby Road (shown in the location plan) is very narrow, being 5.4 metres in width and a dead-end street. It is in close proximity to Hunters Hill High School, and as such the demand for parking in the area is high. Parked vehicles currently obstruct waste collection vehicles from collecting waste. This has been an ongoing issue for both residents and Council's waste contractor.

Additionally, due to the limited carriageway width on the subject portion of Reiby Road there is a risk that emergency vehicles may also be obstructed by parked vehicles, should they park on each side of the road. Council is currently considering permanent parking restrictions upon the subject portion of Reiby Road, however this proposal will need further assessment and may be the subject of a future report.

The current proposal will address access for waste vehicles only.

Community consultation

Council undertook a letter drop to adjoining residents and one (1) response was received. The submission agreed that waste collection was being impeded by parked vehicles, however the resident noted that a 24/7 parking restriction would assist with access to driveways and congestion, and that the restriction should be on the opposite side of the road. The responder also commented that any restriction must be enforced.

Response:

Council's waste collector requested that parking be restricted to the odd side. A 24/7 restriction everyday would improve access, traffic flow, and ensure emergency vehicles have permanent access to Reiby Road. Council will monitor the area and investigate the need for 24/7 parking restrictions to ensure access for all vehicles and for improve safety.

CONCLUSION

The proposed restriction will assist in ensuring that access to Reiby Road by waste vehicles is not obstructed. Any further parking restrictions will be investigated.

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.

REPORTS10 April 2025

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.5
SUBJECT	: MINUTES OF THE ARTS ADVISORY COMMITTEE HELD ON 14 MAY 2025
STRATEGIC OUTCOME	: THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	: REPORT TO COUNCIL AND THE COMMUNITY ON MATTERS OF PUBLIC INTEREST VIA MAYORAL MINUTES AND STAFF REPORTS
REPORTING OFFICER	: GABRIELLE CLEARY

Ref:769104

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Arts Advisory Committee held 14 May 2025.

The objectives of the committee are to:

- Provide advice on the development and management of the annual Hunters Hill Art Exhibition.
- Contribute ideas, community and cultural knowledge to assist the Exhibition.
- Provide expertise and advice to Council on Art opportunities and Public Art as suggested by the Committee.

RECOMMENDATION

That the Minutes be received and noted.

Minutes of the Arts Advisory Committee held 14 May 2025.**COMMENCEMENT**

The meeting opened at 6.05pm.

IN ATTENDANCE

Cr Ross Williams	Chair
Cr Julia Prieston	Deputy Chair – joined 6.30pm
Karen Presland	Member
Rone Waugh	Member
Leonie Robison	Member

Hilary Dixon	Member
Gemma Joseph	Member – joined 6.30pm

ALSO PRESENT

Gabrielle Cleary	Secretary / Events and Activations Coordinator
Marisa Zammit	Casual Events Coordinator
Nick Tobin	General Manager

APOLOGIES

William Imseis	Youth representative
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DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Arts Advisory Committee of previous Meeting held on 5/03/2025 6.00pm be adopted.

MOVED: Karen Presland SECONDED: Leonie Robison

REPORTS

3.1 COMMUNITY ART DAY CONFIRMATION OF NAME AND DATE

PROCEEDINGS IN BRIEF

As per minutes of previous meeting, it was suggested that the en plein air community art day have a French themed name.

Suggestion from Events and Activations Coordinator is:

“L’Art de la Terre, en plein air”

Events and Activations Coordinator presented a draft poster for the event. Artist will need to be contacted regarding use of the artwork from Hunter’s Hill Art Exhibition 2025 for this event.

Suggested date is Sunday 2 November 2025. This has been booked at Clarkes Point. However there is also a contingency date of Sunday 12 October as there could be an event clash on 2 November. No details or booking for that yet.

Alternate name from Hilary Dixon is *En pointe Clarke* or variations thereof.

Cr Williams to check with Le Vesinet Committee that the French grammar is correct for *L'Art de la Terre, en plein air*.

Suggestions:

- That local Senior Schools are invited to attend.
- That the painting time limit is made clear to all participants.
- Artworks on the day can include painting, drawing, sketching and sculpture as long as the artwork can be completed on during the event.

RECOMMENDATION

That the en plein air community art day be held on 2 November at Clarkes Point and be named *L'Art de la Terre, en plein air*, subject to grammar check.

MOVED: Karen Presland SECONDED: Hilary Dixon

ATTACHMENTS

There are no attachments to this report.

3.2 CONFIRMATION OF DATES FOR HUNTERS HILL ART EXHIBITION 2026

PROCEEDINGS IN BRIEF

Proposed dates for Hunters Hill Art Exhibition in Hunters Hill Town Hall are:

- Sunday 1 March - Entries Open
- Sunday 29 March - Entries Close
- TBA - Finalist Selection
- Friday 10 April - Finalists announced
- Tuesday 12 May - Walls in
- Wednesday 13 May - Set up for Accessioning
- Thursday 14 May - Accessioning 10am – 7pm
- Friday 15 May - Accessioning 8am – 4pm
- Saturday 16 May - Accessioning 9am – 1pm
- Sunday 17 May - Hanging
- Monday 18 May - Hanging / Curating

- Tuesday 19 May - Curating / Judging
- Wednesday 20 May - Admin – Informing winners
- Thursday 21 May - Buyers Preview 7pm – 8pm
- **Friday 22 May Opening Night**
- **Saturday 23 May – Sunday 31 May - Exhibition 10am – 4pm**
- Monday 1 June - Admin
- Tuesday 2 June - Admin
- Wednesday 3 June - Admin
- Thursday 4 June - Art Collection 12pm – 8pm
- Friday 5 June - Art Collection 10am – 4pm
- Saturday 6 June - Art Collection 9am – 1pm + final pack up
- Tuesday 9 June - Walls out

RECOMMENDATION: That the Hunters Hill Art Exhibition be held on Saturday 23 May until Sunday 23 May with relevant planning dates as listed above.

MOVED: Hilary Dixon SECONDED: Rone Waugh

2026 is also the 150th Anniversary of the Congregational Church next door. They have previously been involved in hosting a venue for the Exhibition. Extra venues does mean more volunteers staffing them. However Life Congregational Church are interested in have discussions about how they and Hunter's Hill Council can work together during their anniversary year.

Committee is open to working with Congregational Life Church in 2026. Options and ideas will be explored later in the year.

ATTACHMENTS

There are no attachments to this report.

3.3 SELECTION OF HERO IMAGE FOR 2026

PROCEEDINGS IN BRIEF

Events and Activations Coordinator presented the 2024 Gallery of artwork.

Shortlist of artworks for hero image:

- Simon Treseder: Reaching your Peak / Fish Bones / Hello Possum / Highland Fling
- Monica Dong-Chang: Tangerine Still Life
- Sharon Moroney: Do you wanna be in my Gang-Gang? / Rhapsody in Pink
- Dan Moulton: At dusk by the sea
- Helen Oram: Wrestling Boys

ACTION: Events and Activations Coordinator to send graphic mock-ups to Committee for comment.

ATTACHMENTS

There are no attachments to this report.

3.4 SPONSORSHIP IDEAS FOR 2026

PROCEEDINGS IN BRIEF

The 2025 / 2026 events Sponsorship Pack is currently in development. It will have all events with potential sponsorship or partnership opportunities listed.

Events and Activations Coordinator presented a rough draft of the document.

Sponsorship for Art in 2024 included:

- McGrath Hunters Hill - Regional Art Prize.
- Hunters Hill Hotel - Sculpture Prize
- Hunters Hill Medical Practice People's Choice Award.
- Maison Dental - Smaller Works Prize.
- Taylors Wines – in-kind wine sponsorship
- The Swain Family and the Nora Heysen Foundation - the Nora Heysen Award

ACTION: Events and Activations Coordinator to send updated draft version of the Sponsorship Pack to be send to Committee for comment.

ATTACHMENTS

There are no attachments to this report.

3.5 ARTISTS NEWSLETTER

PROCEEDINGS IN BRIEF

Events and Activations Coordinator presented a draft of the Artists News to be distributed 15/05/2025.

ACTION: Events and Activations Coordinator to distribute final version to Committee.

ATTACHMENTS

There are no attachments to this report.

3.6 LOCAL STUDIO OPEN DAYS

PROCEEDINGS IN BRIEF

Start approaching local artists who might like to open their studios during the Hunter's Hill Art Exhibition next year. Create a list of artists that Events and Activations Coordinator can approach.

Artists may also be interested in giving an artist talk at the community art day or sometime during the Hunters Art Exhibition.

ACTION: Committee to send ideas to Events and Activations Coordinator

ATTACHMENTS

There are no attachments to this report.

The meeting closed at 7.27pm.

I confirm that these Minutes are a true and accurate record of Arts Advisory Committee Meeting held on 14 May 2025.

.....
CHAIRPERSON

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.6
SUBJECT	: MINUTES OF THE CONSERVATION ADVISORY PANEL HELD ON 16 APRIL 2025
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:769377

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Conservation Advisory Panel held 16 April 2025.

RECOMMENDATION

That the Minutes be received and noted.

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.

Minutes of the Conservation Advisory Panel held 16 April 2025.**COMMENCEMENT**

The meeting opened at 4.01pm

PANEL MEMBERS IN ATTENDANCE

Mayor Zac Miles	Mayor
Lucy Miller Creagh	Representative of Hunters Hill Trust
Robert Moore	Representative of NSW Institute of Architects
Felicity McCaffrey	Member

ALSO PRESENT

Mr Steve Kourepis	Member
Chery Kemp	Member

APOLOGIES

Cr Tatyana Virgara

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of Conservation Advisory Panel of previous Meeting held on 24/07/2024 12:00:00 AM be adopted. Moved by Zac seconded by Lucy, Resolved.

REPORTS**3.1 37 WOOLWICH ROAD, HUNTERS HILL****PROCEEDINGS IN BRIEF**

Tony Tang A-form Architects and William Elliott Melvin, Weir Phillips Heritage spoke to the proposal for demolition and new dwelling.

The Committee expressed concerns with regards to the fenestration and presentation to the street of the proposed new dwelling. The heritage impact statement needs to take the streetscape context into account. The fenestration needs to be consistent and simplified and attention needs to be paid to finishes and materials. [CHECK - the adjacent building to the east and its garage is not drawn

accurately on the plans]. There are elements and architectural language on the proposed building which should be amended to reflect the context.

RECOMMENDATION

That the Panel advise its preliminary comments to the Director, Town Planning for consideration in the process of a future development application.

OTHER BUSINESS

4.1 TERMS OF REFERENCE

PROCEEDINGS IN BRIEF

The terms of reference do reflect the previous set, but don't mention Conflicts of Interest, however all Council Committees are bound by the Council's Code of Conduct including Conflicts of Interest, and Committee members have to sign to agree with the Code of Conduct. Committee members have not gone through the Council Code of Conduct training but will be invited to do so.

There is a clause re voting, however this Committee is advisory and doesn't tend to vote, however it was agreed that if members of CAP had an inconsistency, then voting may be needed, and voting needs to be left in the Terms of Reference.

Zac moved and Lucy seconded adopted the Terms of Reference.

The meeting closed at 4.47pm.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.7
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN APRIL 2025
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:769338

PURPOSE

This report provides the outcome of determinations of Development Applications referred to the Local Planning Panel (LPP) in April 2025. 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:

Charles Hill	Chairperson
Brian Kirk	Expert Member
Graham Brown	Expert Member
Diana Kirk	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 10 APRIL 2025

Summary of determinations:

Development Application No.	20240237	Zone	R2 Low Density Residential
Premises	11 Moorefield Avenue, Hunters Hill		

Applicant		Steve Wu	Date Lodged	10 December 2024
Assessing Officer		Shahram Mehdiizadgan	Determination Date	10 April 2025
Proposal	Demolition of existing dwelling and associated structures. Construction of new three level dwelling house, swimming pool and detached green roofed garage.			
RESOLUTION				
That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2024/0237 for demolition of existing dwelling and associated structures, construction of new three level dwelling house, swimming pool and detached green roofed garage at No.11 Moorefield Avenue Hunters Hill, be refused for the following reasons:				
<div>1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses (1)(a)(i), (iii), (b)(c)(d) and (e) for general matters of consideration of development applications.</div> <div>2. The proposal fails to comply with the two storey objectives requirements of Clause 4.3, 1(b) of Hunters Hill Local Environmental Plan 2012.</div> <div>3. Excessive excavation of the site will not be supported under Clause 6.2 Earthworks of the Hunters Hill Local Environmental Plan 2012 and Part 3.3.4 (f) Landscaped area within the Hunters Hill Consolidated Development Control Plan 2013.</div> <div>4. The proposed landscaped area of 57% or 759.35sqm fails to comply with the required landscaped area of 60% under Clause 6.9 of Hunters Hill Local Environmental Plan 2012. It should be noted that a Clause 4.6 variation has not been submitted in regard to this non-compliance.</div> <div>5. The proposal fails to comply with the objectives of Clause 6.7 Foreshore Scenic Protection Area under Hunters Hill Local Environmental Plan 2012. It is considered that the bulk/scale, three storey appearance, excessive amount of glazing, and uncharacteristic design of the proposed structures may have an adverse impact on the character of the conservation area when viewed from the waterway.</div> <div>6. Extensive glazing and reflectivity towards the waterway fails to comply with Part 2.2.4 – <i>Desired Character</i> regarding design parameters of Consolidated Development Control Plan 2013.</div> <div>7. The proposed colour of the exterior ‘Dulux Natural White’ is considered to be too light, and fails to comply with Part 2.2.4 – <i>Desired Character</i> regarding design parameters of Consolidated Development Control Plan 2013. It should be noted that the Municipality is the oldest Garden Suburb.</div> <div>8. The proposal fails to comply with Part 3.3.2 Height (b) Consolidated Development Control Plan 2013, as proposal contains three (3) storeys and would have the appearance of three (3) storeys.</div>				

9. The proposal fails to comply at 9am and 3pm mid-winter with the general requirements and objectives stipulated under Part 3.5.2 – Solar Access of the Consolidated Development Control Plan 2013, being that new development must not eliminate more than one third of the existing sunlight to adjacent properties at ground level, measured at 9 am, 12 noon and 3 pm of the winter solstice. The proposal would not allow for reasonable access to sunlight to adjoining buildings and their recreational open space.
10. The proposal fails to comply with the objectives of Part 3.5.3 – Visual Privacy and Part 3.5.4 - Acoustic Privacy under Consolidated Development Control Plan 2013.
11. The proposal fails to comply with View Sharing - Part 3.5.5 of Consolidated Development Control Plan 2013, as it is hard to determine the potential level of view loss, which would eventuate from the proposal, as no view analysis has been submitted by the applicant, demonstrating the potential level of view loss to surrounding properties.
12. Councils' Heritage Advisor does not support the proposal in its current form, for the following reasons:

Recommendation: *The proposed new dwelling requires extensive amendment to comply with the Hunters Hill DCP controls with regard to the excavation proposed and the 3 storey scale of the building. Essentially the lower ground floor level needs to be removed from the proposal, along with the proposed noncompliant excavation of the site proposed.*

In its current form, the proposal should be refused as it does not comply with Objectives (1) (a) and (1) (b) of Clause 5.10 of the Hunters Hill LEP as it fails to conserve the environmental heritage of Hunters Hill and the heritage significance of the C1 Heritage Conservation Area for the following reasons:

 - The proposed basement excavation would adversely impact on the topography of the C1 The Peninsula Heritage Conservation Area; and*
 - *The proposed 3-storey appearance of the proposed new dwelling on the waterfront is not compatible with the C1 The Peninsula Heritage Conservation area.*
13. Council's Engineer does not support the application in its current form.
14. Council's Landscape Advisor does not support the application in its current form.
15. The proposal does not meet the objectives of Hunters Hill Consolidated DCP 2013, has a detrimental impact on the existing and desired future character of Hunter's Hill.
16. The proposal would create an undesirable precedent undermining Council's planning objectives.

17. The proposal would not be in the public interest.

RECORD OF VOTING	
For	Against
Mr Charles Hill	
Mr Graham Brown	
Mr Brian Kirk	
Ms Diana Kirk	

Development Application No.	20240190	Zone	R2 Low Density Residential
Premises	22 Lyndhurst Crescent, Hunters Hill		
Applicant	Nick Mavrakis	Date Lodged	13 November 2024
Assessing Officer	Patrick Ogisi	Determination Date	10 April 2025
Proposal	Construction of a new dwelling house		

RESOLUTION

That DA2024-0190 for the construction of a new three storey dwelling be approved subject to the following conditions:

Part A - General Conditions

GEN1

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Drawing Number	Drawn By	Plan Dated
Site Plan, Dwg DA_01, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed First Floor Plan, Dwg DA_02, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed Ground Floor Plan, Dwg DA_03, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed Lower Ground Floor Plan, Dwg DA_04, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed Roof Plan, Dwg DA05, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed North & South Elevation, Dwg DA06, DA09 Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed West Elevation, Dwg DA07, DA10 Rev A Project MLH	Weir Phillips Architects	18/10/2024

Proposed East Elevation, Dwg DA08, DA11 Rev A Project MLH	Weir Phillips Architects	18/10/2024
Proposed Section, Dwg DA12, Rev A Project MLH	Weir Phillips Architects	18/10/2024
External Finishes, Dwg DA13, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Shadow Diagrams Dwg DA_14, Rev A Project MLH	Weir Phillips Architects	18/10/2024
Landscape Plan Dwg DA01-04 REV 03	Wyer & Co	31/03/2023

In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

GEN2

Prior to the commencement of any works associated with this development consent, including demolition, landscaping and excavation, a construction certificate must be issued for the erection of a building.

GEN9

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
1	<i>Tristanopsis</i> Luscious (Water Gum) or <i>Ficus rubiginosa</i> (Port Jackson Fig) or <i>Banksia integrifolia</i> (Coast Banksia).	In place of the <i>Angophora costata</i> (Smooth Barked Apple)	100L
1	<i>Olea europaea</i> (European Olive)	Landscape Plan (prepared by Wyer & Co, dwg no DA01-04 REV 03, dated 31March 2023)	100L
1	<i>Plumeria acutifolia</i> (Frangipani)	Landscape Plan (prepared by Wyer & Co, dwg no DA01-04 REV 03, dated 31March 2023)	100L
5	<i>Howea forsteriana</i> (Kentia Palm)	Landscape Plan (prepared by Wyer & Co, dwg no DA01-04	100L

		REV 03, dated 31March 2023)	
1	<i>Livistonia australis</i> (Cabbage Palm)	Landscape Plan (prepared by Wyer & Co, dwg no DA01-04 REV 03, dated 31March 2023)	100L

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 100 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.

Part B – Before Issue of a Construction Certificate

BCC3

Before the issue of a construction certificate, a construction site management plan must be prepared, and provided to the certifier. 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.

BCC4

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 Landscape Plan (prepared by Wyer & Co, dwg no DA01-04 REV 03, dated 31 March 2023) should be amended as follows:
 - The proposed *Angophora costata* (Smooth Barked Apple) replaced with one (1) 100 L specimen of the following:

Tristania lusciosa (Water Gum) or
Ficus rubiginosa (Port Jackson Fig) or
Banksia integrifolia (Coast Banksia).

BCC5

Before the issue of a construction certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier:

- a) Council's relevant development control plan,
- b) the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time), and
- c) the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time).

BCC6

Before the issue of the relevant construction certificate, the long service levy of \$4,778.00, as calculated at the date of this consent, must be paid to the Long Service Corporation of

Council under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier.

BCC7

Before the issue of the relevant construction certificate, the applicant must:

- a) make payment of \$5,000.00 for a security deposit to the consent authority, and
- b) if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid.

BCC10

Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, and Hunters Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020, a contribution of \$13,651.00 shall be paid to council for the provision, extension or augmentation of key community infrastructure.

The amount to be paid may need to be adjusted at the time of the actual payment in accordance with the provisions of Hunters Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020, Clause 11 – Indexing Cost. The contribution must be paid to Council:

In the case of complying development, at the time notice is given to Council under Section 4.28 of the EPA Act of the applicant's intention to subdivide, commence work or erect a building.

In all other instances the Section 7.12 levy must be calculated and paid a week prior to the issue of the first Section 6.4 certificate. Receipt of payment must be included with copies of the documents provided to Council in accordance with clause 142(2), 151(2) or 160(2) of the EPA Regulation (whichever is applicable, depending on the certificate which is being issued).

Subdivision, or work of any kind, may not occur on the subject site until the required Section 7.12 levy has been paid to Council.

BCC11

Building work that involves residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following:

(1) for work that requires a principal contractor to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer of the work under the Home Building Act 1989, Part 6,

(2) for work to be carried out by an owner-builder:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.

(3) If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.

BCC12

Under Section 75 of the Environmental Planning and Assessment Regulation 2021, it is a condition of this development consent that all the commitments listed in BASIX Certificate No 1770694S for the development are fulfilled. Plans and specifications complying with this condition must be submitted to the Registered Certifier for approval prior to the issue of any Construction Certificate. The Registered Certifier must ensure that the building plans and specifications submitted and referenced fully satisfy the requirement of this condition.

BCC13

Prior to the issue of a Construction Certificate the approved plans must be lodged to Sydney Water to determine whether the development will affect Sydney Water assets and if further requirements need to be met.

Prior to issue of a Construction Certificate, a copy of the Sydney Water notice of requirements and building plan approval must be submitted to the Certifier.

BCC14

Prior to issue of a Construction Certificate, detailed construction documentation demonstrating and confirming compliance how access to a swimming pool (as defined in the Swimming Pools Act 1992), will be restricted to comply with the Swimming Pools Act 1992 and Swimming Pools Regulation 2018 must be submitted to and reviewed by the Registered Certifier.

Note: where modifications to the approved plans are required to achieve compliance with this condition, a modification to the development consent may be required.

BCC15

Prior to issue of a construction certificate, approval to discharge trade wastewater must be obtained from Sydney Water.

BCC17

All works requiring the use of the road reserve will need a Work Zone Application. The Work Zone Application is to be obtained from and approved by Council, prior to the issue of the Construction Certificate.

BCC19

Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the certifier.

Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the certifier, that all

reasonable steps were taken to obtain access to the adjoining properties.

No less than 7 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to council (where council is not the principal certifier) at the same time.

BCC20

Prior to issue of a Construction Certificate, a report prepared by a professional structural engineer must be submitted to the Certifier confirming the existing building is structurally adequate and able to withstand all proposed loads, including proposed loads during construction.

BCC23

A detailed Stormwater Management Plan which complies with Council's Specification for Stormwater Management and the Development Control Plan, must be submitted to Council for approval prior to the issue of the Construction Certificate. The Stormwater Management Plan and supporting calculations are to be prepared by a suitably qualified Chartered Engineer, with current Corporate Membership with the Institution of Engineers, Australian, having experience in hydrology and hydraulics.

BCC25

A suitable sub-surface drainage system is to be provided adjacent to all excavated and sub-floor areas. This system is to be connected to an approved disposal system. The details of this drainage system are to be shown on the Stormwater Management Plans prior to the issue of the Construction Certificate.

BCC30

Prior to issue of a construction certificate, detailed construction documentation demonstrating all motors, filters, pumps, equipment or fittings associated with or forming part of the pool, pool filtering system, rainwater tank or any air conditioning unit must be submitted to the Certifier. The Certifier must review, assess and confirm the detailed construction documentation to ensure the noise emitted from any of the abovementioned pumps or equipment will not exceed LAeq of 5 dB(A) above background noise when measured at any lot boundary.

SPECIAL

Prior to the issue of a Construction Certificate, details must be submitted demonstrating the stormwater being gravity fed to Council's nearest stormwater drainage line in accordance with Australian Standard 3500 *"Plumbing and Drainage"*

SPECIAL

Prior to the issue of a Construction Certificate, details are to be submitted for roof water and surface stormwater being conveyed by pipeline to the river foreshores

SPECIAL

A suitable sub-surface drainage system is to be provided adjacent to all excavated areas and such drains being connected to an approved disposal system. The details of this

drainage system should be show in the hydraulic plans or within the stormwater concept plan prior to the issue of the Construction Certificate.

Part C – Before Building Work Commences

BBW5

Building or subdivision work in accordance with this development consent must not be commenced until the applicant has given notice to Hunter's Hill Council of the person's intention to commence such work. The notice must include:

- (a) the name and address of the person giving notice,
- (b) a description of the work to be carried out,
- (c) the address of the land on which the work will be carried out,
- (d) the registered numbers and date of issue of the development consent and construction certificate,
- (e) a statement signed by or on behalf of the principal certifier that all conditions of the consent that must be satisfied before the work commences have been satisfied,
- (f) the date on which the work is intended commence.

The notice must be lodged on the NSW planning portal.

BBW6

A sign shall be displayed in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

The sign must list the following details:

- (a) The name, address and telephone number of the principal certifier.
- (b) The name of the Principal Contractor and an afterhours telephone number.
- (c) That unauthorised entry to the site is prohibited.

The sign must be maintained while the building work, subdivision work or demolition work is being carried out and removed upon completion.

BBW7

An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

BBW8

Building or subdivision work in accordance with the development consent must not be commenced until the developer has appointed a principal certifier for the work in accordance with the provisions of the Environmental Planning & Assessment Regulation 2021.

The notice must be lodged on the NSW planning portal.

BBW9

Prior to works commencing, toilet facilities must be provided and maintained at a ratio of one toilet plus one additional toilet for every 20 persons working at the site.

BBW10

Before any site work commences, the Principal 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).

Part D – During Building Work**DBW5**

While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved noise and vibration management plan.

DBW14

A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by Council or the Principal Certifier.

All documents kept on site in accordance with this condition must be provided to Council or the Principal Certifier upon their request.

DBW15

All kerb and gutters, roads and footpaths are to be protected throughout the building operations as required by Council. No obstruction to be caused to pedestrian use of Council's footpath area or vehicular use of Council's roadway area during building operations.

DBW16

No rock breaking or other machinery for the excavation, drilling or removal of rock shall be used on the site without the prior approval from the Principal Certifying Authority being obtained. Should rock breaking or associated machinery be proposed or required the following details are to be submitted to the Principal Certifying Authority for consideration:

- a. The type and size of machinery proposed to be utilised for the purpose of excavation, movement, drilling or removal of rock or other material.
- b. The routes of all trucks to convey any spoil from the site or any fill to the site.

A comprehensive report prepared by a Geotechnical Engineer following that Engineer's inspection of the site and all adjoining and nearby buildings which shall detail the measures recommended to be utilised in undertaking the work so as to prevent any damage to any adjoining or nearby buildings.

DBW19

No portion of the proposed building work works, as approved within the subject site, are to encroach upon any road reserve, private land or other public land including easements

except where permitted by the Local Government Act 1993. This includes the opening and closing of gates and door that must open and close within the subject site.

SPECIAL

All building materials, spoil, debris and other material arising from the carrying out of building work, shall be contained wholly within the allotment boundaries. Such accumulation is to be properly disposed of at regular intervals to the satisfaction of Council and the Principal Certifying Authority.

The pathway and road reserve shall be kept in a clean, tidy and safe condition during building operations. At no point can any public reserve be used to place or store such material Council reserves the right, without notice to rectify any such breach and to change the cost against the applicant/owner/builder, as the case may be.

Part G - Prior to the Issue of an Occupation Certificate**BOC1**

Before the issue of an occupation certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.

BOC9

A Final Occupation Certificate will not be issued until all conditions of this consent have been complied with in accordance with the provisions of the Environmental Planning & Assessment Act 1979.

BOC10

Prior to an occupation certificate being issued, the certifier must be in receipt of a BASIX completion receipt from the Planning Secretary, in accordance with Section 45 of the Environmental Planning and Assessment Regulation 2021.

BOC11

Prior to an occupation certificate being issued, the swimming pool (as defined in the Swimming Pools Act 1992) must be registered in accordance with the Swimming Pools Act 1992. Registration can be completed online at www.swimmingpoolregister.nsw.gov.au.

BOC 16

An appropriately qualified and practising Chartered Engineer, with current Corporate Membership with the Institution of Engineers, Australia, must certify to the Principal Certifying Authority, that the stormwater drainage system is constructed in accordance with this Development Consent, Council's Stormwater Management Policy and Development Control Plan and the provisions of the relevant Australian Standards. A copy of the Certificate must be submitted to Council (if it is not the Principal Certifying Authority) upon completion of the development works and prior to the issue of an Occupation Certificate.

BOC27

Before the issue of an Occupation Certificate, a final Arboricultural Compliance Report must be submitted to and approved by the Principal Certifier.

RECORD OF VOTING	
For	Against
Mr Charles Hill	
Mr Graham Brown	
Mr Brian Kirk	
Ms Diana Kirk	

Development Application No.	20240236	Zone	R2 Low Density Residential
Premises	Lot 879 Crown Street, Henley		
Applicant	Chapman Planning	Date Lodged	12 December 2024
Assessing Officer	Shahram Mehdizadgan	Determination Date	10 April 2025
Proposal	Construction of a double garage/storage structure on land adjoining the Henley Cottage Reserve replacing an existing garage		

RESOLUTION

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2024/0236 for construction of a double garage/storage structure on land adjoining the Henley Cottage Reserve replacing an existing garage at Lot 879 Crown Street, Henley, be approved subject to the following conditions:

Standard Conditions**GEN1**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Drawing Number	Drawn By	Plan Dated
Site Plan, DA0.01, revision A	Mark Wilson Architects	16.10.24
Floor Plan, DA1.01, revision A	Mark Wilson Architects	16.10.24
Elevations, Sheet 1, revision A	Mark Wilson Architects	16.10.24
Sections and Materials Board, DA2.01, revision A	Mark Wilson Architects	16.10.24

In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

GEN2

Prior to the commencement of any works associated with this development consent, including demolition, landscaping and excavation, a construction certificate must be issued for the erection of a building.

BCC3

Before the issue of a construction certificate, a construction site management plan must be prepared, and provided to the Principal Certifier. 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.

BCC7

Before the issue of the relevant construction certificate, the applicant must:

- a) make payment of for a security deposit to the consent authority, and
- b) if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid.

BCC10

Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, and Hunters Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020, a contribution of **\$597** shall be paid to council for the provision, extension or augmentation of key community infrastructure.

The amount to be paid may need to be adjusted at the time of the actual payment in accordance with the provisions of Hunters Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020, Clause 11 – Indexing Cost. The contribution must be paid to Council:

In the case of complying development, at the time notice is given to Council under Section 4.28 of the EPA Act of the applicant's intention to subdivide, commence work or erect a building.

In all other instances the Section 7.12 levy must be calculated and paid a week prior to the issue of the first Section 6.4 certificate. Receipt of payment must be included with copies of the documents provided to Council in accordance with clause 142(2), 151(2) or 160(2) of the EPA Regulation (whichever is applicable, depending on the certificate which is being issued).

Subdivision, or work of any kind, may not occur on the subject site until the required Section 7.12 levy has been paid to Council.

BCC23

A detailed Stormwater Management Plan which complies with Council's Specification for Stormwater Management and the Development Control Plan, must be submitted to Council for approval prior to the issue of the Construction Certificate. The Stormwater Management Plan and supporting calculations are to be prepared by a suitably qualified Chartered Engineer, with current Corporate Membership with the Institution of Engineers, Australian, having experience in hydrology and hydraulics.

BBW5

Building or subdivision work in accordance with this development consent must not be commenced until the applicant has given notice to Hunter's Hill Council of the person's intention to commence such work. The notice must include:

- (a) the name and address of the person giving notice,
- (b) a description of the work to be carried out,
- (c) the address of the land on which the work will be carried out,
- (d) the registered numbers and date of issue of the development consent and construction certificate,
- (e) a statement signed by or on behalf of the principal certifier that all conditions of the consent that must be satisfied before the work commences have been satisfied,
- (f) the date on which the work is intended commence.

The notice must be lodged on the NSW planning portal.

BBW6

A sign shall be displayed in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

The sign must list the following details:

- (a) The name, address and telephone number of the principal certifier.
- (b) The name of the Principal Contractor and an afterhours telephone number.
- (c) That unauthorised entry to the site is prohibited.

The sign must be maintained while the building work, subdivision work or demolition work is being carried out and removed upon completion.

BBW7

An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

BBW8

Building or subdivision work in accordance with the development consent must not be commenced until the developer has appointed a principal certifier for the work in accordance with the provisions of the Environmental Planning & Assessment Regulation 2021.

The notice must be lodged on the NSW planning portal.

BBW9

Prior to works commencing, toilet facilities must be provided and maintained at a ratio of one toilet plus one additional toilet for every 20 persons working at the site.

BBW10

Before any site work commences, the Principal 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).

DBW3

Site work must only be carried out between the following times –

Monday – Friday 7:00am to 6:00pm

Saturdays 8:00am to 1:00pm

Sundays and Public Holidays No activities permitted

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

DBW4

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.

DBW7

While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

DBW8

While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

DBW11

While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:

- a) the construction site management plan <INSERT required/approved> under this consent,
- b) the relevant requirements of AS 4970 Protection of trees on development sites,
- c) Council's relevant development control plan (in force as at the date of determination of this consent) and
- d) any arborist's report approved under this consent.

This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

DBW13

The work must be carried out in accordance with the requirements of the Building Code of Australia.

DBW14

A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by Council or the Principal Certifier.

All documents kept on site in accordance with this condition must be provided to Council or the Principal Certifier upon their request.

DBW15

All kerb and gutters, roads and footpaths are to be protected throughout the building operations as required by Council. No obstruction to be caused to pedestrian use of Council's footpath area or vehicular use of Council's roadway area during building operations.

DBW18

All excavations shall be properly guarded and protected with hoardings or fencing to prevent falls.

DBW19

No portion of the proposed building works, as approved within the subject site, are to encroach upon any road reserve, private land or other public land including easements except where permitted by the Local Government Act 1993. This includes the opening and closing of gates and door that must open and close within the subject site.

BOC8

Before the issue of the relevant occupation certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:

- a) All stormwater drainage systems and storage systems, and
- b) The following matters that council requires to be documented
- c) A copy of the plans must be provided to council with the

BOC9

A Final Occupation Certificate will not be issued until all conditions of this consent have been complied with in accordance with the provisions of the Environmental Planning & Assessment Act 1979.

BOC16

An appropriately qualified and practising Chartered Engineer, with current Corporate Membership with the Institution of Engineers, Australia, must certify to the Principal Certifying Authority, that the stormwater drainage system is constructed in accordance with this Development Consent, Council's Stormwater Management Policy and Development Control Plan and the provisions of the relevant Australian Standards. A copy of the Certificate must be submitted to Council (if it is not the Principal Certifying Authority) upon completion of the development works and prior to the issue of an Occupation Certificate.

RECORD OF VOTING	
For	Against
Mr Charles Hill	
Mr Graham Brown	
Mr Brian Kirk	
Ms Diana Kirk	

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.8
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN APRIL 2025
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:769350

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period of April 2025.

DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Town Planning 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.

Further information and documentation regarding approval or refusal of Development Applications can be found on Council's DA Tracker -

<https://eplanning.huntershill.nsw.gov.au/Public/PlanningRegister.aspx>

RECOMMENDATION

1. That the report be received and noted.

REPORT

Type of Report	Delegated Authority	Inspection Date	26/02/25
Development Application No.	DA2023/0146-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Sarah Massey	Value	\$0
Premises	1 Foss Street, Hunters Hill	Landscaped Area	45%
Classification (BCA)	1a, 10a, 10b	Date lodged	07/02/25
Assessing Officer	Patrick Ogisi	Determination Date	05/03/25

Proposal	Partial demolition, alterations and additions to existing semi-detached residence, new inground swimming pool, front fence, detached pergola and new landscaping. Section 4.55(1a) modification - new kitchen splash-back window, modification to the rear retaining wall, re-cladding of existing metal roof.
Determination	Approval

Type of Report	Delegated Authority	Inspection Date	27.02.25
Development Application No.	DA2024/0226	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	56%
Classification (BCA)	1a, 10a, 10b	Date lodged	26.11.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	26.03.25
Proposal	Alterations and additions to the existing dwelling including new swimming pool		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	11/12/24 and 7/01/25
Development Application No.	DA20240240	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Harry Tsairis	Value	\$93,500
Premises	3 Wandella Avenue, Hunters Hill	Landscaped Area	68%
Classification (BCA)	10a	Date lodged	06/12/24
Assessing Officer	Patrick Ogisi	Determination Date	19/02/25
Proposal	Replacement of garage		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	07/01/25
Development Application No.	DA20240242	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Matthew James	Value	\$741,400
Premises	30 Sunnyside Street, Gladesville	Landscaped Area	45.2%
Classification (BCA)	1a, 10a, 10b	Date lodged	11/12/24
Assessing Officer	Patrick Ogisi	Determination Date	01/04/2025

Proposal	Alterations and additions to the existing dwelling and construction of a new detached garage
Determination	Approval

Type of Report	Delegated Authority	Inspection Date	16.12.24
Development Application No.	DA	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Kevin Haran	Value	\$2,060,824.00
Premises	2 Prince Edward Parade, Hunters Hill	Landscaped Area	61%
Classification (BCA)	1a, 10a, 10b	Date lodged	01.11.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	31.03.25
Proposal	Demolition of existing addition to a heritage house and demolition of garage with carport at the rear of the site. Erection of new two-storey addition with new pool and double garage with loft space at the rear of the site. Removal of ten trees with replacement of 7 trees and 10 palm trees		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	11.02.25
Development Application No.	DA2022/0139-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Katie Tsui Tesserarch Pty Ltd	Value	\$1,562,000
Premises	15 Wybalena Road Hunters Hill	Landscaped Area	54%
Classification (BCA)	1a, 10a, 10b	Date lodged	06.12.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	01.04.25
Proposal	Demolition of existing building and construction of a two storey dwelling - s4.56 Modification - Internal reconfiguration of room layout, minor modification to external building envelope, roof form and partial floor levels		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	07/01/25
Development Application No.	DA20240228	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Scott Dellar	Value	\$385,000
Premises	22 George Street, Hunters Hill	Landscaped Area	31.7%
Classification (BCA)	1a, 10a	Date lodged	28/11/24
Assessing Officer	Patrick Ogisi	Determination Date	01/04/25
Proposal	Alterations and Additions to existing dwelling, including a deck and internal renovations		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	20.11.24
Development Application No.	DA	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Emileen Aboud	Value	\$20,000
Premises	18 Lyndhurst Crescent, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	1a, 10a, 10b	Date lodged	19.11.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	08.04.25
Proposal	Alterations and additions to existing dwelling and landscaping s4.56 Modification - minor extension of front walls to approved roofline, and minor material changes		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	10/12/24
Development Application No.	DA20240225	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Nicole Zaruba	Value	\$1,172,490
Premises	41 Sunnyside Street, Gladesville	Landscaped Area	52.3%
Classification (BCA)	1a, 10a, 10b	Date lodged	28/11/24
Assessing Officer	Patrick Ogisi	Determination Date	08/04/25
Proposal	Alterations and additions to the existing dwelling house and associated works including demolition, landscaping, swimming pool and outbuilding		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	11/12/24
Development Application No.	DA20240227	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Robin Mcinnes	Value	\$365,000
Premises	3 Isler Street, Gladesville	Landscaped Area	46.3% (51% with amendments)
Classification (BCA)	1a, 10a, 10b	Date lodged	27/11/24
Assessing Officer	Patrick Ogisi	Determination Date	08/04/25
Proposal	Alterations and additions to the existing dwelling		
Determination	Deferred Commencement		

Type of Report	Delegated Authority	Inspection Date	26/02/25
Development Application	DA20220039-2	Zone	R2 Low Density Residential

Construction Certificate No.	N/A	Notification	Yes
Applicant	Eric Chung	Value	\$459,800
Premises	3 Venus Street, Gladesville	Landscaped Area	52% (same as existing)
Classification (BCA)	1a, 10a, 10b	Date lodged	21/02/25
Assessing Officer	Patrick Ogisi	Determination Date	12/03/25
Proposal	Alterations and additions to existing two storey free standing house, new single garage + landscaping works. Section 4.55(1A) modification - additional solar panels.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	25.11.24
Development Application No.	DA2024/0178	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Joe Vescio	Value	\$960,850
Premises	9 Centenary Avenue Hunters Hill	Landscaped Area	52%
Classification (BCA)	1a, 10a, 10b	Date lodged	25.10.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	11.04.24
Proposal	Demolition of the existing dwelling and structures and erection of a new dwelling house		
Determination	Deferred Commencement Approval		

Type of Report	Delegated Authority	Inspection Date	Several inspections were carried out.
Development Application No.	DA20240217	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Jordan Singh	Value	\$3,250,000
Premises	2 Alfred Street, Hunters Hill	Landscaped Area	54%
Classification (BCA)	1a, 10, 10b	Date lodged	14/11/2025
Assessing Officer	Patrick Ogisi	Determination Date	25/03/2025
Proposal	Demolition and construction of a new two storey dwelling, landscaping, fence and swimming pool		
Determination	Deferred Commencement		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	: 4.9
SUBJECT	: REPORT OF LEGAL MATTERS - APRIL 2025
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:769315

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

Hunters Hill Council Status Report May 2025



CURRENT/PENDING MATTERS							
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST	Disbs billed to date excluding GST
1169502	HHC v Cavcorp & Cavasinni - Potential Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	Philip Brown	Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	06/03/2023	<p>Proceedings commenced on 21 December 2023.</p> <p>Undertaking given to Court by Respondents to carry out the works by 20 October 2024.</p> <p>Contempt proceedings filed 2 May 2025.</p> <p>Matter next before the Court on 6 June 2025.</p>	\$106,058.20	\$17,468.97
1204827	HHC v Zubaida Potres - Potential Class 4 proceedings 8 William Street, Hunters Hill	Philip Brown	Potential class 4 enforcement proceedings in relation to Council order concerning unauthorised pergola, paving and glass balustrade	8/11/2023	<p>Warning letter drafted/ sent to owners (21/12/2023)</p> <p>Without prejudice on site meeting occurred on 4 March 2024.</p> <p>Matter resolved via agreement of applicant to in summary carry out works and lodge BIC. However, it appears agreement has not been complied with.</p> <p>Further warning letter sent on 19 March 2025.</p>	\$12,131.80	\$16.60
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110	Philip Brown		15/04/2024	<p>SOFAC filed</p> <p>Experts and Counsel have been engaged</p> <p>Objector parties joined as parties pursuant to statutory rights to be joined.</p> <p>S34 conciliation conference occurred on 19 September 2024</p> <p>S34 conciliation conference has been adjourned to allow the parties to narrow the issue in dispute.</p> <p>Section 34 conference terminated.</p>	\$92,977.40	\$201,269.31

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Hunters Hill Council
Status Report
May 2025

Our Ref	CURRENT/PENDING MATTERS						
	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
					<p>The matter is listed for a 10 day hearing commencing onsite at 9:30am on 4 September 2025 and concluding on 17 September 2025.</p> <p>Leave was granted for the Applicant to rely upon the amended plication on 8 May 2025. Additional amended material still forthcoming.</p> <p>Council's amended SOFAC due</p>		
1238272	HHC ats Yuan Tu He - Class 1 Application LEC2024/227803 - 22 Barons Crescent Hunters Hill NSW	Philip Brown		28/06/2024	Judgment delivered. Objectors notified. Applicant advised that CTA paid on 23 April 2025.	\$41,179.20	\$21,330.00
1290044	HHC ats Jerry Vanhua Lee - BIC Appeal - Class 1 Application LEC2025/163197 - 8 Salter Street, Huntleys Cove NSW 2111	Philip Brown		06/05/2025	Matter listed for first directions hearing on 27 May 2025. SOFAC being prepared. Town planner and heritage consultant briefed.	\$0.00	\$0.00
1290033	HHC ats Jerry Vanhua Lee - DA20240233 Appeal - Class 1 Application LEC2025/163189 - 8 Salter Street, Huntleys Cove NSW 2111	Philip Brown		06/05/2025	Matter listed for first directions hearing on 27 May 2025. SOFAC being prepared. Town planner and heritage consultant briefed.	\$0.00	\$0.00

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Hunters Hill Council Status Report April 2025

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
259740	s34AA - Hunter's Hill Council v Samuel Russo - LEC Proceedings 2024/467290 - 7 Sherwin Street, Henley NSW	Rachel Bonic	s34AA - Hunter's Hill Council v Samuel Russo - LEC Proceedings 2024/467290 - 7 Sherwin Street, Henley NSW Development Application DA20240104 on 22 November 2024 for the demolition of existing structures, and construction of a two (2) storey dwelling house with basement parking, swimming pool, cabana and landscaping at lot 10 section 4 DP 810, commonly known as 7 Sherwin Street HENLEY 2111 (the Property).	14 January 2025	<p>On 30 January 2025, we appeared at the first directions hearing in this matter.</p> <p>The Registrar made the following orders:</p> <ul style="list-style-type: none"> • The S34AA conciliation conference and hearing listed for 11 & 12 June 2025. • Council's SOFAC is due 10 February 2025. • Applicant's SOFAC in Reply is due 24 February 2025. • The matter is listed for an online Court communication on 13 February 2025 for the parties to seek expert evidence orders (with the matter listed for further directions on 14 February 2025 where no communication is received). <p>The experts that have been instructed are:</p> <ul style="list-style-type: none"> • Mark Adamson - Town Planning • Catriona Mackenzie - Arboricultural • Thomas Lau - Stormwater <p>We are seeking instructions from Council to provide a redacted version of its DA file to the Applicant, who requested a copy.</p> <p>On 20 February 2025, the Court made expert evidence orders for the following experts engaged by Council to conference and prepare joint expert reports by 21 May 2025:</p> <ul style="list-style-type: none"> • Mark Adamson (Planning); • Tom Lau (Stormwater / Civil Engineering); and • Catriona Mackenzie (Landscaping). 	\$7,988.75

Hunters Hill Council
Status Report
April 2025

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
					<p>On 16 April 2025, the Applicant filed a Notice of Motion seeking leave to amend its development application by relying on amended architectural, landscape and civil engineering plans.</p> <p>On 23 April 2025, the Applicant filed an Affidavit (followed by an Amended Notice of Motion) seeking leave to rely on an updated Statement of Environmental Effects dated 17 April 2025.</p> <p>At the return of the Motion on 29 April 2025, the Registrar made the following orders:</p> <ul style="list-style-type: none"> • Leave is granted to the Applicant to rely on the amended plans and documents; • The Respondent is to file and serve its Amended Statement of Facts and Contentions by 13 May 2025; and • The Applicant is to file and serve any Amended Statement of Facts and Contentions in Reply by 16 May 2025. 	
259949	s34AA - Hunter's Hill Council v Ebrahim Imseis & Rima Imseis - LEC Proceedings 2024/460639 - 48 Barons Crescent, Hunters Hill NSW	Samantha Frost	<p>s34AA - Hunter's Hill Council v Ebrahim Imseis & Rima Imseis - LEC Proceedings 2024/460639 - 48 Barons Crescent, Hunters Hill NSW</p> <p>Development application DA20230134 for the demolition of existing dwelling and construction of dwelling house with basement and pool at 48 Barons Crescent, Hunters Hill NSW 2110 (Y/DP449896).</p>	15 January 2025	<p>On 28 January 2025, we appeared at the first directions hearing to fix the matter for a s 34AA conciliation conference.</p> <p>The Registrar made the following orders:</p> <ol style="list-style-type: none"> 1. The proceedings are listed on 22-23 May 2025 for a conciliation conference and hearing under s 34AA of the <i>Land and Environment Court Act 1979</i>; 2. The Respondent is to file and serve its Statement of Facts and Contentions in accordance with Schedule B of the Practice Note Class 1 Residential Development Appeals by 31 January 2025; 3. The Applicant is to file and serve any Statement of Facts and Contentions in Reply in accordance with Schedule C of the Practice Note Class 1 Residential Development Appeals by 28 February 2025; 	\$14,199.35

Hunters Hill Council
Status Report
April 2025

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
					<p>4. The proceedings are listed for a directions hearing on 14 February 2025 for the purposes of seeking orders in relation to the preparation of expert evidence. The parties are to attempt to deal with expert evidence orders via online court in advance of the listing date. The matter is to be listed for online court on 13 February 2025.</p> <p>The experts that have been instructed are:</p> <ul style="list-style-type: none"> • Mark Adamson - Town Planning • Catriona Mackenzie - Arboricultural • Thomas Lau - Stormwater <p>On 30 January 2025, we sent a letter to the resident objectors regarding s 34AA conciliation conference.</p> <p>On 17 April 2025 the Stormwater and Traffic Access joint expert reports were filed.</p> <p>On 30 April 2025 the Town Planning joint expert report was filed.</p> <p>A strategy meeting is currently scheduled for 5 May 2025, however, will be rescheduled to a date after 12 May 2025.</p>	
263122	Lindsay and Gail Edmonds v Hunters Hill Council	Samantha Frost	<p>s34AA - Lindsay and Gail Edmonds v Hunters Hill Council - LEC Proceedings 2025/00076810 - 4 View Street Woolwich, Hunters Hill NSW</p> <p>Development application DA2024/0234 on Lot 1 in DP861902, being 4 View Street, Woolwich NSW 2110. Proposed dwelling alterations and additions including enclosed</p>	4 March 2025	<p>On 20 March 2025, we appeared at the first directions hearing to fix the matter for a s 34AA conciliation conference.</p> <p>The matter has been set down for a s 34AA Conciliation Conference and Hearing on Site at 9:30am on Thursday 24 July 2025 and returning to the Land and Environment Court on 25 July 2025. Please diarise these dates.</p>	\$6,712.20

Hunters Hill Council
Status Report
April 2025

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
			courtyard and lift to heritage listed property.		<p>The Registrar made the following Order with respect to the preparation of expert evidence:</p> <ul style="list-style-type: none"> James Phillips and Lisa Trueman are to confer in relation to heritage issues under UCPR r 31.24 and prepare a joint expert report. Andrew Minto and Mark Adamson are to confer in relation to town planning issues under UCPR r 31.24 and prepare a joint expert report. <p>These joint reports are to be filed and served by 26 June 2025.</p>	
264583	s34AA - HH Council v Michael Yeh - LEC Proceedings 2025/00095184 - 11 Moorefield Ave, Hunters Hill	Rachel Bonic	<p>s34AA - HH Council v Michael Yeh - LEC Proceedings 2025/00095184 - 11 Moorefield Ave, Hunters Hill</p> <p>The respondent's deemed refusal pursuant to s8.7 of the Environmental Planning & Assessment Act 1979 to grant consent to development application no. DA2024/0237 in relation to Lot B in DP349647, being 11 Moorefield Avenue, Hunters Hill NSW 2110.</p> <p>DA2024/0237: Erection of a new structure - Dwelling House - Demolition of the existing three level dwelling house and associated structures- Construction of new three level dwelling house, swimming pool and detached green roofed garage.</p>	21 March 2025	<p>On 1 April 2025, we appeared before Registrar Froh for the first directions hearing in this matter.</p> <p>We sought a date for the s34AA and extension for Council's SOFAC.</p> <p>Registrar Froh made the following orders:</p> <ul style="list-style-type: none"> S34AA conciliation conference and hearing listed for 25 & 26 August 2025; Council's SOFAC is due 4 April 2025; Applicant's SOFAC in Reply is due 24 April 2025; and The matter is listed for an online Court communication on 8 April 2025 and directions hearing on 9 April 2025 should an online communication not be received, for the parties to seek expert evidence orders. <p>On 10 April 2025, the Court made expert evidence orders for the following experts engaged by Council to conference and prepare joint expert reports by 28 July 2025:</p> <ul style="list-style-type: none"> Mark Adamson (Planning); Catriona Mackenzie (Landscaping); and 	\$3,245.00

Hunters Hill Council
Status Report
April 2025

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
					<ul style="list-style-type: none">Lisa Trueman (Heritage).	

Hunter's Hill Council Status Report April 2025

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
454718	HCC ats 7/11 Hunters Hill Developers Pty Ltd – LEC 2024/200501– 7-11 Ryde Road, Hunters Hill	Adam Seton/Peta Hudson	Class 1 Application – Development Application DA 2023/0164 for demolition of existing structures and construction of a residential flat building and multi-dwelling housing development over basement parking at 7-11 Ryde Road, Hunters Hill	14/06/24	<p>Judgment was handed down in this matter on 30 April 2025 as follows:</p> <p>The Court orders:</p> <p>(1) <i>The appeal is upheld.</i></p> <p>(2) <i>Development Application DA20230164 for the demolition of existing structures and construction of a residential flat building development comprising x12 units over basement parking at 7-11 Ryde Road, Hunter's Hill NSW is determined by the grant of consent subject to conditions contained in Annexure A.</i></p> <p>7/11 HUNTERS HILL DEVELOPERS PTY LTD v HUNTER'S HILL COUNCIL [2025] NSWLEC 1284</p> <p>https://www.caselaw.nsw.gov.au/decision/196804b86e5cc13c10df6af3</p>	\$18,971.00 \$27,368.04 (Expert fees)
456221	HCC ats Xenii – LEC – 3 William Street, Henley	Adam Seton/Alicia Foley	Class 1 Application – Development Application No. DA2024/0071 seeking consent for development described as alterations and additions to the existing dwelling house at 3 William Street, Henley	4/09/24	<p>Judgment was handed down in this matter on 15 March 2025 as follows.</p> <p>The Court orders that:</p> <p>(1) <i>The appeal is upheld.</i></p> <p>(2) <i>Development application number DA2024/0071, as amended, for the partial demolition of existing structures and the alterations and additions to the existing dwelling at 3 William Street, Henley (Lot 2 Section 4 DP 810) is approved subject to the conditions detailed in Annexure AA copy of the judgment can be viewed by the link below:</i></p> <p>Xenii v Hunter's Hill Council {2025} NSWLEC 1243</p> <p>https://www.caselaw.nsw.gov.au/decision/196318e9ec82f8cb15e5243c</p>	\$11,024.00 \$1,430.00 (Expert fees)

Hunter's Hill Council
Status Report
April 2025

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
457407	HCC ats Raad – LEC 2024/00392648 – 38 Huntleys Point Road Huntleys Point	Adam Seton / Alicia Foley	Class 1 Application – Development Application No. DA2024/0075 seeking consent for the demolition of an existing dwelling house and construction of a new 3 storey dwelling house at 38 Huntleys Point Road, Huntleys Point	31/10/24	These proceedings are currently listed for conciliation conference and hearing on 15 & 16 July 2025 .	\$7,431.00 \$1,350.00 (Expert fees)
459025	HCC – Kalkanas – LEC 2025/00035721 – 18 the Point Road, Woolwich	Adam Seton / Alicia Foley	Kalkanas - Land and Environment Court Case number 2025/00035721 – Application to modify DA 2021-1063 seeking approval to use a storage room below the ground level and staircase to the storage room and WC in the lower living room at 18 The Point Road, Woolwich	7/2/25	These proceedings are listed for conciliation conference and hearing 30 June 2025 & 1 July 2025 .	\$5,630.00
470060	HCC – Hanvey – LEC 2025/00107140 – 66 High Street, Hunters Hill	Adam Seton/Alicia Foley	Hanvey – Land and Environment Case Number 2025/00107140 - Development Application No. DA2024/0107 seeking consent for the construction of a dwelling house on the land at 66 High Street, Hunters Hill	27/3/25	These proceedings are listed for conciliation conference and hearing 20 & 21 October 2025 .	\$5,544.00 (Expert fees)
470233	HCC – Douzaklian – LEC 2025/00133731 – 22A Earl Street, Hunter's Hill	Adam Seton/Alicia Foley	Hanvey – Land and Environment Case Number 2025/00133731- Development Application No. 2024/0066 consent for building works on the land at 22A Earl Street, Hunters Hill	03/04/25	These proceedings are listed for conciliation conference and hearing 4 & 5 September 2025 .	Nil

ITEM NO	: 4.10
SUBJECT	: COUNCILLOR BRIEFING 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	: NICK TOBIN

Ref:769304

PURPOSE

The purpose of this report is to provide an update about the most recent Councillor Briefing held on 19 May 2025.

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, 19 May 2025:

Topic	Speaker/s	Notes
Presentation/briefing:	Steve Kourepis Director of Town Planning	The Director advised that the Planning Proposal has been lodged with the Department of Planning.
Gladesville Shopping Village Update		
Marina DA Update	Nick Tobin Acting General Manager	The Director advised that revised plans had been lodged and that they would be placed on public exhibition shortly and a report presented to council in June to update council on the pending legal appeal.
Presentation/briefing:	Kieran Metcalfe Strategic Planner	The Council's Strategic Planner provided an update on progress of the LEP and DCP review. A report will be presented to Council following meeting with the department of Planning.
LEP and DCP Review Update		
Presentation/briefing:	Sam Urquhart Director Infrastructure and Environmental Sustainability	The Director of Infrastructure and Environmental Sustainability provided an overview of the recent public meeting in relation to this matter. A report will be presented to Council in June outlining next steps.
Update on LATM public exhibition outcomes and next steps		
Presentation/briefing:		The Director of Infrastructure and Environmental Sustainability provided an overview of proposed changes provided by TfNSW to the operation of traffic from Joubert St and Gladesville Road onto Burns Bay Rd.
TfNSW Joubert St/Gladesville Road intersection update and next steps		
Presentation/briefing:		The Director of Infrastructure and Environmental Sustainability provided an overview of a proposed grant application. A report will be presented to the May Council meeting.
Grant funding for Net-Zero Implementation Plan		

Presentation/briefing:	Annie Goodman	The Director of Community and Customer Service provided an overview of proposed community consultation to be undertaken by the Sydney Harbour Trust in relation to Woolwich Dock and Parklands Management Plan and Council's consultation on their Plan of Management for areas under Council's control and management.
Clarke's Point Reserve Plan of Management	Director Community and Customer Service	A report will be presented to Council in June detailing consultation actions.
Presentation/briefing:		The Director of Community and Customer Service provided an updated timeline for the presentation of the library scoping study. Further reports will be presented to Council in July.
Library Project		
Presentation/briefing:	Nick Tobin	The General Manager and the Property Projects Officer present an update on a list of identified remnant lands with a suggested prioritization for further action. A report will be presented to Council in June.
Remnant Lands	Acting General Manager	
- Public land register	Jeff Ellis	
- Public access and joining up missing links	Senior Projects Coordinator/Advisor	
Overview:	Executive Leadership Team (ELT)	Councillors were advised of key business papers that would be on the agenda, re: Council Meeting on May 26.
Business Papers		
Council Meeting (26 May 2025)		

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	: 4.11
SUBJECT	: CONSTRUCTION OF THE GLADESVILLE SPORTS & COMMUNITY FACILITY
STRATEGIC OUTCOME	: A VISION OF CONTINUOUS IMPROVEMENT IS SHARED BY COUNCILLORS AND COUNCIL STAFF.
ACTION	: DEVELOP, IMPLEMENT AND PROVIDE EEO FOR STAFF
REPORTING OFFICER	: SAMANTHA URQUHART

Ref:769119

PURPOSE

The purpose of this report is to provide Council with an update and recommendation in relation to the tender process for the construction of the **Gladesville Sport and Community Facility (Amenities Block)**, and to seek endorsement to proceed with the next steps outlined in the body of this report.

RECOMMENDATION

1. That the report be received and noted; and
2. That the contract for the construction of the Sport and Community Facility at Gladesville Reserve, Hunters Hill be awarded to **Tenderer 1** and that any subsequent design changes be managed as post-award variations under delegated authority by the Acting General Manager;
3. That Council delegate authority to the Acting General Manager to execute the contract and any other documentation required to give effect to this resolution within the parameters of the available project budget.
4. That additional funding be allocated to this project to ensure Council has an appropriate project contingency, as outlined in the body of this report.

BACKGROUND

Gladesville Reserve is located within The Henley Precinct, Gladesville, known as Lot 40 in DP 1000859 as shown at Diagram 1 below. The Henley Precinct has catered for a range of community uses since the area's dedication for public recreation in 1920. The northern area is occupied by Gladesville Reserve which has an active recreation focus.

This land is split into two zones. The upper area has a basketball/netball court, skate park and parking facilities. The lower area consists of a number of newly constructed playing fields, cricket nets and playground. A previous amenity building was located in-between these two zones; however, it was demolished as it was unsafe and no longer fit for purpose.

The proposed Sport and Community Facility (Amenities block) is funded by the Office of Sport through the 'Level the Playing Field Program'. The application was submitted by ASHHFC (All Saints Hunters Hill Football Club), who will be a key stakeholder in the project.

Council has progressed with the design, documentation and tender for the construction of the Gladesville Reserve Sports and Community Facility (Amenities Block) as detailed in the report below.

REPORT

The proposed Amenities Block will sit on the Northern side of the Gladesville Reserve and will be accessed via. Huntleys Point Road, as shown at Diagram 1 below.



Diagram 1- Location Plan

Gladesville Sports and Community Facility (Amenities Block):

A detailed design has been prepared to construct the Amenities Block, located on the Northern side of Gladesville Reserve, as shown at Diagram 1 above and owned by Crown Lands. Council manages and maintains this site as a Council Manager, pursuant to the provisions of the Crown Land Management Act 2016.

The proposed development involves the construction a single storey brick building containing a multipurpose hall with servery kiosk, publicly accessible sanitary facilities, sports changerooms, storage areas and building and site services. Additionally, a new concrete accessible pathway connecting the new building to the existing footpath pedestrian network.

Other site works include the connections to existing Hunter's Hill Council infrastructure, being: stormwater connection, and electrical works including connection to new main switch board, 5 kW rooftop solar photovoltaic array and inverter.

The architectural plans for the Amenities Block are shown at Attachment 1.

Review of Environmental Factors (REF)

The proposed works have been assessed and approved through a Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for an activity involving the construction of an amenities block at Gladesville Reserve, Henley.

The REF was prepared by an external planning consultant, Chapman Planning Pty Ltd for Hunter's Hill Council for the proposed activity, as located at Diagram 1 above. The REF required several considers the following plans and reports:

- Architectural Plans dated 13 March 2025
- Survey Plan dated 23 November 2024
- Civil Services Plans dated 21 February 2025
- Structural Plans dated 5 February 2025
- Electrical Services plans, Hydraulic Services Plans, and Mechanical
- Services Plans dated 20 February 2025
- Native Title Advice, dated 7 March 2025
- BCA Design Assessment Report & Accessibility Report, dated 15 January 2025
- Geotechnical Investigation Report, dated 22 November 2024
- Arboricultural Impact Assessment, dated 13 February 2025
- NCC Section J Statement of Compliance, dated 8 January 2025
- Sydney Water Complying Application – Section 73

This REF has been reviewed and endorsed by the Acting General Manager, Nick Tobin on 15th May 2025 under delegated authority, pursuant to Section 377 of the Local Government Act 1993.

Tender

Council issued a Request for Tender (RFT) document along with all other relevant documents on Tuesday, 01st April 2025. Interested tenderers were required to register for, and attend a Compulsory Pre-Tender Briefing on Site. Nine (09) interested tenderers registered and attended the pre-tender briefing and site inspection held on Tuesday, 8th April 2025.

Tender scope

The scope of the RFT as issued included:

- Detail and prepare a construction management plan.
- Detail and prepare a site establishment/compound location and fencing requirements.
- Detail and prepare a vehicle access plan considering the site constraints.
- Detail and prepare shop drawing for all the steel works if required.
- Construction of the Amenities Block, including at a minimum: civil; structural; electrical; hydraulic; sewer; mechanical.
- Full review of existing documentation, reports, studies and other information required to understand the BCA and Council's aims and requirements and existing site conditions and constraints including physical site visit.

- Design and install an AV System as a provisional item.
- Sewer connection
- Value Engineering for better alternate solution for cost savings.
- Provide all relevant QA/QC documentation.
- Site attendance for commissioning and testing, final inspections and reporting.

Tender evaluation is contained in the confidential report.

ATTACHMENTS

1. Architectural Plans [↓](#)



Artistic impression - Gladesville Reserve Multisport Sports Pavilion from sports field looking north west

Gladesville Reserve Multisport Sports Pavilion – Preliminary Tender Documentation

Victoria Road, Henley, NSW 2111 - Lot 40 DP1000859
Hunter's Hill Council - Hunters Hill Local Environmental Plan 2012

Review of Environmental Factors REFXXX, REF Determination TBC
NCC 2022 classification 9b - Type 'C' construction

Description of Works

The proposed development involves the construction of a new sports facility building containing a multisport hall with service kiosk, public accessible sanitary facilities, sports changing, storage areas and building and site services. It is a single storey building located at Gladesville Reserve, accessed via Hunters Hill Road. The building structure is brick veneer external walls and timber framing to internal walls and ceiling. It is built on ground with level terrain and includes landscape and site works, including a new concrete accessible pathway connecting the new building to the existing footpath pedestrian network.

Other site works include connection to existing Hunter's Hill Council infrastructure, stormwater connection, and electrical works including connection to new main switch board, 5 MW rooftop solar photovoltaic array and inverter.

General Notes

Documentation, Compliance & Certification

Documentation describes the Scope of Work to be allowed for by the Head Contractor. Contractor to allow for all work required to meet:
- NCC 2022,
- Conditions of REF Determination,
- all relevant Australian Standards (AS) & applicable Acts and Codes,
- SafeWork Australia requirements.

Any work required to complete The Works to these codes and standards is to be allowed for by the Head Contractor, even if not expressly described. The Scope of Work is to be considered with all associated services integrated & coordinated with the work. Any errors or omissions in the documentation against the described scope and/or these standards is to be brought to the attention of the Superintendent immediately.

Site Preparation & Survey/Measurement

Proposed site management approach - site perimeter safety fencing to be signed & coordinated with SafeWork Australia. Allow for all site safety requirements fencing signed work zone perimeter traffic management.
For the duration of the works, Head Contractor to allow for survey & establishment of boundaries & set out of the site, including all adjacent levels required for the integration of services, management of surface flows, civil engineering works, confirm layout is sufficient for compliant circulation & access of appliances & traffic movement to codes. Head Contractor is to assign liaison officer (Site Foreman) for the duration of the work. Any work requiring shutdown or restriction of road systems or services to be signed in advance.

Tender Costing

Specification of materials, fittings and installation methods indicate a performance standard required. Tender Return to state allowances in price. Dimensions for costing only, not for construction - verify all dimensions on site.

Management of Site

Safe & clean control of construction area required. Control of surface flows, control of sediment & control of mud & dust beyond the work zone to be implemented. Allow for the stockpiling & reuse of excavated material both required pit & dust management for construction fill where permitted. Allow protective fencing & work exclusion zones to trees needed for protection. Excess or unusable excavated material to be removed off site.

Services & Civil Engineering

Consider & allow for all compliance requirements for supply, construction, installation & commissioning of all the Services & Civil Engineering associated with The Works. Allow to coordinate for and minimise any required disruptions to existing services or utility supplies required for any connection or relocation to existing utilities. Allow for & coordinate any & all required electrical installations & connections (if required). Verify & confirm adequacy of supply from all utilities to service the expected loads.
Waste connection and discharge levels & local system to integrate with hydraulic engineer requirements.

Performance Solutions

The proposed development relies on 2 non-fire safety Performance Solutions determined by the BCA Consultant:
- Justify the sanitary compartments being considered as unisex facilities
- Weatherproofing performance solution demonstrating compliance with performance requirements FPK4 and FPK7.
Refer to BCA Report for details.

Design & Construct (refer architectural specification)

- 1. Soil access
- 2. Solar photovoltaic array

REF Determination

TBC

Drawing Number	Drawing Title	Current Revision	Date
A-000	Cover Page - Site Plan	A	20.03.2025
A-001	Site Plan	A	20.03.2025
A-002	Ground Floor Plan	A	20.03.2025
A-003	Roof Plan	A	20.03.2025
A-004	Reflected Ceiling Plan	A	20.03.2025
A-005	Framing & Wall Types Plan	A	20.03.2025
A-006	Electrical Services & Signage Diagram	A	20.03.2025
A-007	Section A-A, Section C-C	A	20.03.2025
A-008	Section B-B, Section C-C	A	20.03.2025
A-009	Section E-E	A	20.03.2025
A-010	Elevations - North & South	A	20.03.2025
A-011	Elevations - East & West	A	20.03.2025
A-012	Accessible & Ambulant Bathroom Plans & Elevations	A	20.03.2025
A-013	Unisex Toilet, Shower Plans & Elevations	A	20.03.2025
A-014	Kiosk Plan & Elevations	A	20.03.2025
A-015	Door Schedule 1 of 3	A	20.03.2025
A-016	Door Schedule 2 of 3	A	20.03.2025
A-017	Door Schedule 3 of 3	A	20.03.2025
A-018	Window Schedule	A	20.03.2025
A-019	Joinery	A	20.03.2025
A-020	Details - Typical	A	20.03.2025
A-021	Details - Door & Window 1 of 2	A	20.03.2025
A-022	Details - Door & Window 2 of 2	A	20.03.2025
A-023	Wall Types	A	20.03.2025

Client	Document Reference	Document Title	Rev.	Issue Date
Architect - Specification	24-310	Architectural Specifications	1	20.03.2025
	24-310	PFE Schedule	1	20.03.2025
	24-310	Site Design Report	1	20.03.2025
AS/00464	Door Point Specification		1	14.03.2025
18623	Access Allow Door Hardware Schedule		1	15.03.2025
25044	Mural Waterproofing Specification		1	17.03.2025
Mechanical Engineering	M0100	Cover Sheet and Drawing List	C	19.03.2025
	M0101	Legend of Symbols and General	C	19.03.2025
	M0103	Roof Layout	C	19.03.2025
	M0100	Site Plan	C	19.03.2025
	M0101	Ground Floor Air Conditioning and Ventilation Layout	C	19.03.2025
	M0102	Roof Level Air Conditioning and Ventilation Layout	C	19.03.2025
	M0200	Details Sheets	B	19.03.2025
Electrical	E0000	Cover Sheet and Drawing List	C	19.03.2025
	E0001	Legend of Symbols and General Notes	C	19.03.2025
Engineering	E0002	Site Plan	C	19.03.2025
	E0100	Ground Floor Power, Communication and security Layout	C	19.03.2025
	E0200	Ground Floor Lighting Layout	C	19.03.2025
	E0300	Schematic Sheet 1	C	19.03.2025
Hydraulic	H0000	Cover Sheet and Drawing List	B	19.03.2025
Engineering	H0001	Legend of Symbols and General Notes	B	19.03.2025
	H0002	Site Plan	C	19.03.2025
	H0003	Master Site Plan	C	19.03.2025
	H0100	Ground Floor Drainage Plan	C	19.03.2025
	H0101	Roof Drainage Layout	C	19.03.2025
	H0200	Ground Floor Pressure Layout	C	19.03.2025
	H0300	Typical Detail Sheet	B	19.03.2025
	H0301	Typical Detail Sheet 2	B	19.03.2025
Civil	C-DA000	Cover Sheet and Drawing List	B	19.03.2025
Engineering	C-DA000	Site Layout Plan	A	19.03.2025
	C-DA050	Erosion and Sediment Control Plan	A	19.03.2025
	C-DA051	Erosion and Sediment Control Details	B	19.03.2025
	C-DA050	Ground Floor Drainage Plan	B	19.03.2025
	C-DA200	Catchment Plan	A	19.03.2025
	C-DA200	Music Model Analysis	A	19.03.2025
	C-DA300	Details Sheet 1 of 2	A	19.03.2025
	C-DA301	Details Sheet 2 of 2	A	19.03.2025
	C-DA400	Construction Notes	A	19.03.2025
Section 1	240438	Part 4 Statement of Compliance	D	19.03.2025
Geotechnical	G04349A	Geotechnical Investigation Report	A	22.10.2024
Access	SY0224-369	Accessibility Report	A	10.03.2025
BCA	SY0224-369	BCA Design Assessment Report	A	19.03.2025
Arboreal		Arboreal/Cultural Impact Assessment	A	19.03.2025
Structural	S23-1	Layout Plan	B	06.02.2025
Engineering	S23-2	Site Plan	B	06.02.2025
(for information only)	S23-3	Roof Frame Scheme	B	06.02.2025
	S23-4	Details	B	06.02.2025

site select
survey to locate key datum markers on site - all boundary lines and establishing base line offsets for 2 perpendicular external walls - external envelope for building
survey to verify & determine new finished floor levels and roof RL
any discrepancy notify contract.

existing site services
existing water meter and electrical box to be disconnected and protected during site preparation and construction.
head contractor to allow off new hydraulic fittings to be connected to existing water connection.

earthworks & retaining wall
M&S 101 & M&S 102 concrete block retaining wall with matching coping
finish approx. 100mm above natural ground level, confirm on site
refer for engineering details provided by structural & civil engineer

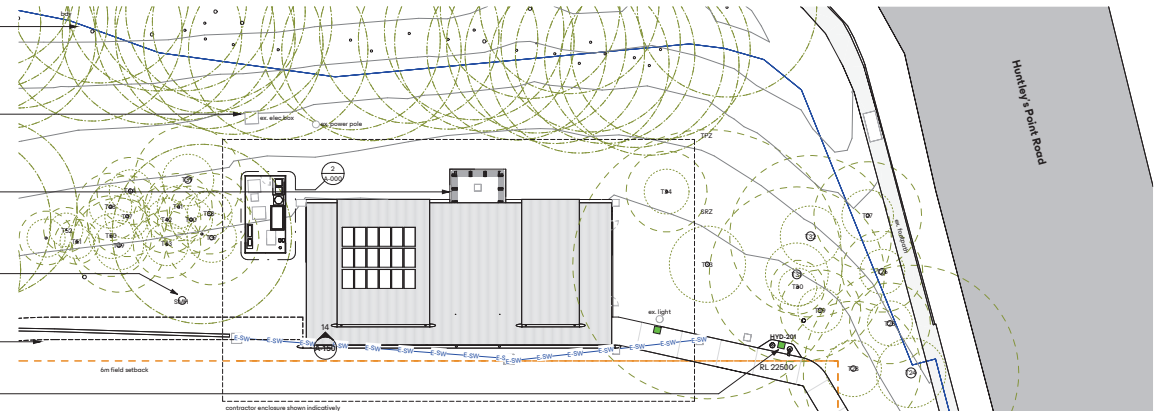
on-site sewerage system
on-site sewer pump station to hydraulic specification, extend existing sewer along main, head contractor to allow off work associated with connection/line on-site sewer pump station location/pipe work outside TP2/SR2, root protection/guard as required
refer arboreal report
refer hydraulic & civil engineer

loop path link in scope
dashed path to field perimeter in future stage of work

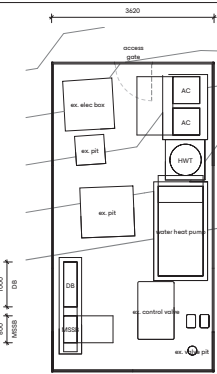
Drinking Fountain and Bottle Refill Station
proprietary drinking fountain and bottle refill station, HYD-301
plumbed as required, installed along accessible path to comply to AS/NZS
refer hydraulic engineer
refer PFE Schedule

protect existing trees
contractor to protect all trees during construction unless otherwise specified.
pruning and tree protection fencing prior to commencement of demolition and construction, no parking of vehicles, or plant or storage of any materials within the TP2 of retained trees.
landscaping to consider TP2 of trees & reserves opportunity for root retention & root development, refer Arboreal report

accessible pathway
new concrete footpath connected to existing footpath at Hunters Hill Road
to comply to AS/NZS 1 & BCA report, avoid SR2/TP2a path to Hunter's Hill Council specifications, path to be finished as required of vehicle crossover locations
external bollard lighting (5 off/disk station 1 off) along path
refer structural & hydraulic & civil & electrical engineer
refer arboreal report
refer PFE



1 Site Plan 1:200



2 Plant Enclosure Plan 1:50

Rev	Date	By	Notes
A	20.03.25	CA	Revision A

- Notes
- all dimensions in mm.
 - all dimensions to be checked on site prior to manufacture.
 - do not scale from drawing.
 - all fixtures, furniture and fittings to be installed to manufacturers recommendations.
 - the dimensions of all fittings, fixtures and appliances are to be checked against dimensions given on the drawings prior to installation.
 - clarification to be sought from the architect in the event of any discrepancies in the documentation or if further information is required.

Consultants	MDP	02 9656 2744
Structural	John Corrick	0405 688 442
Lighting	John Corrick	0405 688 442
Services	hw2d	0404 624 264
BCA / Access	Chapman Planning	02 9540 178
Section 1	DC Partnership	02 8399 2707
Geotechnical	Michael Broadbent	02 8046 6454
Survey	Hunter Survey Partners	9555 2744
G05	Michael Broadbent	0403 655 959



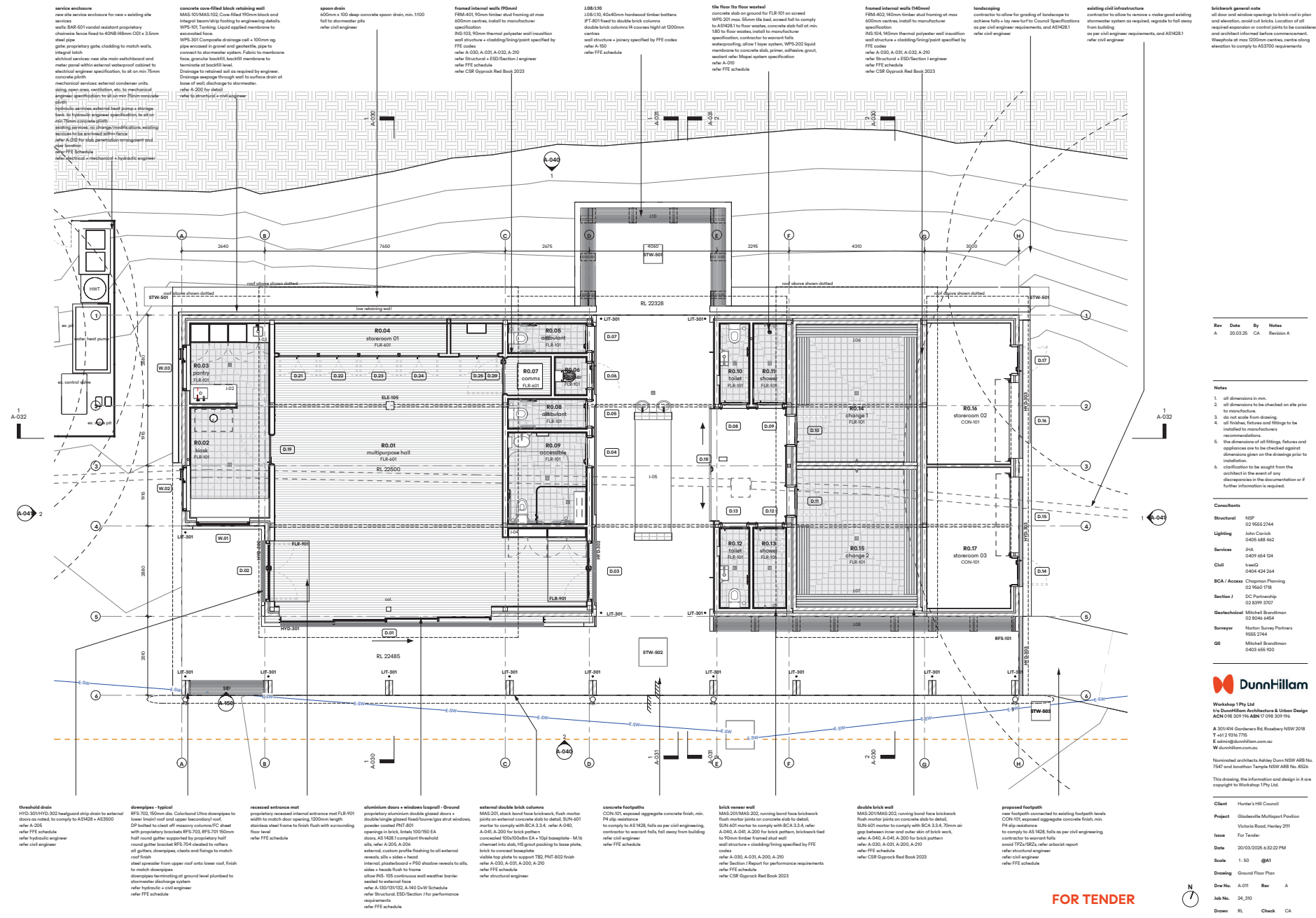
Workshop 1 Pty Ltd
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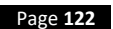
Nominated architects Ashley Dunn NSW ARB No. 7547 and Jonathan Temple NSW ARB No. 8528
This drawing is the information and design in it is our copyright to Workshop 1 Pty Ltd.

Client	Hunter's Hill Council
Project	Gladesville Multisport Pavilion Victoria Road, Henley 2111
Issue	For Tender
Date	20/03/2025 6:52:19 PM
Scale	As indicated @A1
Drawing	Cover Page & Site Plan
Dwg No.	A-000 Rev A
Job No.	24_310
Drawn	RL Check CA

FOR TENDER







7.1 : CR MARC LANE
COUNCILLOR : CR MARC LANE

Questions With Notice were submitted in writing by Cr Marc Lane to the General Manager on 17 April 2025.

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 Acting General Manager has provided the response.

QUESTIONS FROM CR LANE

Question/s or service/s requested:

1. Has a letter been sent to Transport for NSW on bus frequency and routing as per the Integrated Transport Strategy? If so please table a copy. If not can a letter be prepared for councillors to consider?

RESPONSE:

A copy of Council's letter is attached.

2. Has a letter been sent to the Harbour Trust asking for engagement as indicated to residents on 25 March 2025? If so please table a copy. If not can a letter be prepared for councillors to consider prior to sending, asking for engagement with neighbours, preparation of a master plan and exploring council's potential role in maintenance trimming?

RESPONSE:

Council did not provide a formal letter in response to the Sydney Harbour Trust's (the Trust) initial letter of engagement. Council did, however, meet formally with the Trust to outline and confirm the following:

The 2007 Woolwich Dock Master Plan and the 2004 Clarke's Point Reserve Plan of Management are both slated for comprehensive updates by the end of 2025. To support these updates, the Trust will conduct a traffic and parking study, while Hunter's Hill Council will carry out a flora and fauna study and develop a tree masterplan. These studies will be integrated into both the Woolwich Dock Masterplan and the Clarke's Point Reserve Plan of Management.

In mid-2025, additional community consultations will be held to gather input and ensure that the updated plans reflect community priorities, including the preservation of character and heritage, as well as key management principles. The Trust and Council will maintain a collaborative approach, meeting monthly to ensure alignment and effective integration of community feedback into both documents.

3. I note that the relevant motion regarding public notice of council briefings also refers to papers being published. Why have no papers been published that accompanied previous briefings this council term?

RESPONSE:

We are currently working to the following resolution:

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 be included in a formal report to council report.

The current reporting of workshops to Council appears to adhere to this resolution.

ATTACHMENTS

1. Correspondence to Hon Minister John Graham MLC, Minister for Transport regarding Public Transport [↓](#)



HUNTER'S HILL COUNCIL

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14 May 2025

The Hon. John Graham, MLC
52 Martin Place
SYDNEY NSW 2000

Hon. John Graham, Minister for Transport,

Dear Minister,

PUBLIC TRANSPORT WITHIN HUNTERS HILL LOCAL GOVERNMENT AREA

Council recently commissioned the development of an Integrated Transport Strategy (ITS) to identify and address the challenges within the existing transport network servicing the Hunters Hill Local Government Area to identify safe, efficient, and sustainable transport options for our community.

Public Transport was identified as one of the three key areas of the ITS Action Plan and recommended that Council work with Transport for NSW (TfNSW) to improve local accessibility to the Metro rail stations, Sydney CBD, and local key destinations enabling sustainable transport choices, social equity, and economic vitality.

Some of the suggested actions from the ITS are listed below:

Action
To provide a frequent and direct bus service connection between Hunters Hill and North Ryde Metro Station
To provide a direct off- peak bus service connection from Woolwich to Sydney CBD. Residents currently are required to catch two buses in off-peak times to get to and from the city.
To provide a local bus service across the LGA connecting residential areas with shopping and key destination areas
To provide improved connection from Woolwich to St Joseph's College
To increase frequency of the 538 Bus Service by commencing earlier from Woolwich to Gladesville and finishing later from Gladesville to Woolwich
Improve connection between the Valentia Street ferry and 538 service, so that the 538 depart after the ferry returns from Cockatoo Island.
To provide an express Bus service from Boronia Park to the CBD (Town Hall or Central). The 506x previously took this route. The current 506 stops very frequently making the trip lengthy and is often cancelled.
To improve frequency services of the Rivercat to the City on the weekend. It is often full at Huntleys Points

The ITS highlighted that 43% of the community did not utilise public transport due to the lack of frequency, 29% found public transport took too long and 14% found services too crowded.

Council would like to actively work with TfNSW on improving public transport within the Hunters Hill Local Government Area and requests a meeting with TfNSW to discuss opportunities and agree on an action plan to move these actions forward.

I look forward to working with you to improve public transport in the LGA.

Please have your staff contact Samantha Urquhart on 0417 115 824 or by email at UrquhartS@huntershill.nsw.gov.au to arrange a meeting.

Yours sincerely



Nick Tobin
Acting General Manager

CONFIDENTIAL MATTERS

In accordance with Section 10A(2) of the *Local Government Act 1993*, Council can exclude members of the public from the meeting and go into Closed Session to consider confidential matters, if those matters involve:

- a) personnel matters concerning particular individuals; or
- b) the personal hardship of any resident or ratepayer; or
- c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; or
- d) commercial information of a confidential nature that would, if disclosed;
 - i. prejudice the commercial position of the person who supplied it, or
 - ii. confer a commercial advantage on a competitor of the council, or
 - iii. reveal a trade secret, or
- e) information that would, if disclosed, prejudice the maintenance of law; or
- f) matters affecting the security of the council, councillors, council staff or council property; or
- g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege or information concerning the nature and location of a place; or
- h) an item of Aboriginal significance on community land,

and Council considers that the closure of that part of the meeting for the receipt or discussion of the nominated items or information relating thereto is necessary to preserve the relevant confidentiality, privilege or security of such information, and discussion of the material in open session would be contrary to the public interest.

In accordance with Section 10A(4) of the *Local Government Act 1993* the Chairperson will invite members of the public to make verbal representations to the Council on whether the meeting should be closed to consider the following confidential matters.

RECOMMENDATION

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 Closed Session for the reasons specified below:

8.1 Construction of the Gladesville Sports & Community Facility

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.

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.

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.