



**Ordinary Meeting**  
**25 August 2025 at 6.00pm**



# AGENDA

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

Monday 25 August 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:

**H**onesty

**E**xcellence

**A**ccountability

**R**espect

**T**eamwork



HUNTER'S HILL COUNCIL  
COUNCIL CHAMBERS SEATING PLAN

**MAYOR**



**CR KASSAB**



**CR VIRGARA**



**CR PRIESTON**



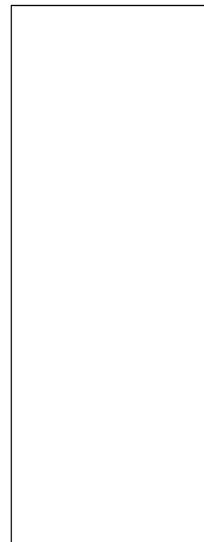
**CR LANE**



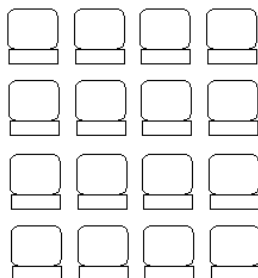
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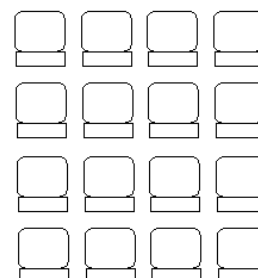
**CR WILLIAMS**



**SPEAKER**



**GALLERY**



**ENTRANCE**



## ORDER OF BUSINESS

Prayer by Pastor Alex Grancha

Attendance, Apologies

Declarations of Interests

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

### *Charter of Respectful Behaviour*

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



**HUNTER'S HILL COUNCIL**  
**ORDINARY MEETING OF COUNCIL**  
**25 August 2025**

**INDEX**

**1 – CONFIRMATION OF MINUTES**

- 1 Confirmation of Minutes of Ordinary Meeting 4547 held 28 July 2025

**2 - MAYORAL MINUTES & REPORTS**

- |     |  |   |
|-----|--|---|
| 2.1 | Vale Col Joye AM   | 1 |
| 2.2 | Congratulations to Hunters Hill local Senator Dr. Jess Collins on her election to the Federal Senate | 3 |
| 2.3 | Commissioning of public art bust of William Piguenit   | 5 |

**3 - NOTICES OF MOTION INCLUDING RESCISSION MOTIONS**

Nil

**4 - COUNCIL REPORTS**

- |      |   |     |
|------|---|-----|
| 4.1  | Update on the Clarke's Point Reserve and Morts Reserve Plan of Management                 | 7   |
| 4.2  | Remnant Lands Project - Update  | 12  |
| 4.3  | Proposed Electric Vehicle Charging Infrastructure - Henley                                | 21  |
| 4.4  | Capital Program as at 30 June 2025 - Works in progress and funding required to be revoked | 27  |
| 4.5  | Investment Strategy, Policy & Portfolio Review for year ending 30 June 2025               | 37  |
| 4.6  | Summary of Council Investments as at 31 July 2025   | 89  |
| 4.7  | Draft Footpath Occupation Display Policy  | 106 |
| 4.8  | Development Applications determined under Delegated Authority in July 2025                | 115 |
| 4.9  | Report of Legal Matters - July 2025   | 127 |
| 4.10 | Councillor Briefing and Workshops   | 135 |

**5 - CORRESPONDENCE**

Nil

**6 - GENERAL BUSINESS**

Nil

**7 - QUESTIONS WITH NOTICE**

Nil

**8 - COUNCIL IN COMMITTEE OF THE WHOLE**

- |     |  |     |
|-----|--|-----|
| 8.1 | Cleaning Tender for Public Buildings and Amenities | 138 |
|-----|--|-----|

- **COMMENCEMENT**

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

- **IN ATTENDANCE**

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

- **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, Recording Jade Reed and Minute-taker Sarah Valentine.

- **APOLOGIES**

No apologies were received.

- **DECLARATIONS OF INTEREST**

The Mayor called for Declarations of Interest and Cr Lane declared a non-significant, non-pecuniary interest in Item 3.1 as he is Jewish. The Mayor advised that it is appropriate for Cr Lane to remain in Chambers for this Item.

- **CONFIRMATION OF MINUTES**

**121/25**      **RESOLVED** on the **MOTION** of Councillor Williams, seconded Deputy Mayor Prieston That the Minutes of Ordinary Meeting No. 4546, 23 June 2025 be confirmed.

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

The **MOTION** was **CARRIED** unanimously

- **TABLING OF PETITIONS**

## PROCEEDINGS IN BRIEF

Nil

- **ADDRESSES FROM THE PUBLIC**

## PROCEEDINGS IN BRIEF

Refer to Items 3.1, 4.5 and 4.11

**NOTICES OF MOTION INCLUDING RESCISSION MOTIONS****3.1 COMBATTING ANTISEMITISM**

## PROCEEDINGS IN BRIEF

Colonel Scott addressed the meeting.

An extension of time for Colonel Scott was moved by Deputy Mayor Prieston and seconded by Cr Lane.

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

Anthony Roberts MP addressed the meeting.

Cr Kassab entered the meeting at 6.12pm.

The Acting General Manager read a statement from Kathy Miller.

**RECOMMENDATION**

That the council

1. Acknowledges a national rise in antisemitism, particularly following the events of October 7, 2023, and a number of local incidents including an act of vandalism outside the office of our local State Member for Lane Cove.
2. Reaffirm our commitment to combatting antisemitism and all forms of prejudice and racism against minority or ethnic groups in our community.
3. Develop a formal, localised strategy to combat antisemitism.

AN AMENDMENT WAS MOVED on the MOTION of Councillor Lane, seconded Councillor Williams :

That the council:

1. Acknowledges a national rise in antisemitism and Islamophobia, particularly following the events of October 7, 2023, and a number of local incidents including an act of vandalism outside the office of our local State Member for Lane Cove. It is important however not to conflate the state of Israel and its actions with the religion of Judaism and its adherents.
2. Reaffirm our commitment to combatting antisemitism and all forms of prejudice and racism against minority or ethnic groups in our community.
3. Develop a formal, localised strategy to combat antisemitism and Islamophobia; and for this to be brought back to council for endorsement.

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

The AMENDMENT on being put to the meeting was LOST.

**122/25** RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Virgara

That the council

1. Acknowledges a national rise in antisemitism, particularly following the events of October 7, 2023, and a number of local incidents including an act of vandalism outside the office of our local State Member for Lane Cove.
2. Reaffirm our commitment to combatting antisemitism and all forms of prejudice and racism against minority or ethnic groups in our community.
3. Develop a formal, localised strategy to combat antisemitism.

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



Councillor Marc Lane	
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The MOTION was CARRIED unanimously

## COUNCIL REPORTS

### 4.1 YOUTH SERVICES AND PROGRAMS

#### PROCEEDINGS IN BRIEF

#### RECOMMENDATION

1. That the report be received and noted.
2. That Council allocate \$10,000 in the 2025-26 budget for youth programs, services and activities, which will include funding of one Man Cave and Enlighten Program at Hunters Hill High School.

An AMENDED MOTION was moved by Cr Carla Kassab seconded by Cr Tatyana Virgara that:

1. That the report be received and noted.
2. That Council allocate \$10,000 in the 2025-26 budget for youth programs, services and activities.
3. Subject to the report at Item 7, any money provided to schools must be acquitted on programs which will benefit 2 or more schools located in the Hunters Hill municipality.
4. That Council engages relevant service providers to facilitate programs and/or seminars which are accessible to all local high school aged children. These programs and/or seminars are to be focused on but not limited to mental health and wellbeing, suicide prevention, body image and respectful relationships.
5. That Council engages with the City of Ryde Council to gauge their interest in forming a partnership to work on a Youth Mental Health Forum for the students who attend the high schools within Ryde and Hunters Hill LGA's.
6. That council writes to The Hon. Prue Car MP – Minister for Education and Early Learning to advocate for The Man Cave and Enlighten Education programs at Hunters Hill High School.
7. That a report on 3, 4, 5 and 6 be brought to the September 2025 meeting of council.

Deputy Mayor Prieston left the meeting at 06:48 pm.

**123/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Virgara

1. That the report be received and noted.

2. That Council allocate \$10,000 in the 2025-26 budget for youth programs, services and activities.
3. Subject to the report at Item 7, any money provided to schools must be acquitted on programs which will benefit 2 or more schools located in the Hunters Hill municipality.
4. That Council engages relevant service providers to facilitate programs and/or seminars which are accessible to all local high school aged children. These programs and/or seminars are to be focused on but not limited to mental health and wellbeing, suicide prevention, body image and respectful relationships.
5. That Council engages with the City of Ryde Council to gauge their interest in forming a partnership to work on a Youth Mental Health Forum for the students who attend the high schools within Ryde and Hunters Hill LGA's.
6. That council writes to The Hon. Prue Car MP – Minister for Education and Early Learning to advocate for The Man Cave and Enlighten Education programs at Hunters Hill High School.
7. That a report on 3, 4, 5 and 6 be brought to the September 2025 meeting of council.

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

The MOTION was CARRIED unanimously

#### 4.2 GLADESVILLE OCCASSIONAL CHILDCARE CENTRE INC-DEED OF LICENCE 6 PITTWATER RD GLADESVILLE

#### PROCEEDINGS IN BRIEF

Deputy Mayor Prieston returned to the meeting at 06:49 pm.

#### RECOMMENDATION

1. That the Acting General Manager be authorised to sign the Deed of Licence.
2. That the term of the lease be granted from 1 August 2025.

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

1. That the Acting General Manager be authorised to sign the Deed of Licence; and
2. Use its best endeavours to, working with Ryde Council, ensure that relocation, full establishment and opening of an occasional childcare service supported by Council or a not-for-profit organisation such as GOCCC offering affordable fees is operating from an agreed, similar local, central, accessible and suitable site in Gladesville/Hunters Hill before the sale of land and without any interruption to the occasional child care service.

Councillor Tannous Sleiman left the meeting at 07:00 pm.

Councillor Tannous Sleiman returned to the meeting at 07:01 pm.

Cr Prieston FORESHADOWED the original recommendation in the report.

The AMENDED MOTION was PUT to the meeting:

1. That the Acting General Manager be authorised to sign the Deed of Licence; and
2. Use its best endeavours to, working with Ryde Council, ensure that relocation, full establishment and opening of an occasional childcare service supported by Council or a not-for-profit organisation such as GOCCC offering affordable fees is operating from an agreed, similar local, central, accessible and suitable site in Gladesville/Hunters Hill before the sale of land and without any interruption to the occasional child care service.

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

The MOTION was NOT CARRIED

**124/25** RESOLVED on the FORESHADOWED MOTION of Deputy Mayor Prieston, seconded Councillor Virgara

1. That the Acting General Manager be authorised to sign the Deed of Licence.
2. That the term of the lease be granted from 1 August 2025.

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

The MOTION was CARRIED unanimously

## MOVE ITEM

**125/25** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Virgara That at 07:11 pm, Item 4.11 be brought forward to be discussed prior to Item 4.3.

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

The MOTION was CARRIED

Cr Lane left the meeting at 07:12 pm.

Cr Tannous Sleiman left the meeting at 07:13 pm.

Cr Lane returned to the meeting at 07:14 pm.

**4.11** REVISED HUNTER'S HILL COUNCIL POLICY FOR DISPOSAL OF COUNCIL LAND

## PROCEEDINGS IN BRIEF

Annette Gallard addressed the meeting.

An extension of time was moved by Cr Williams and seconded by Cr Lane.

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



Cr Tannous Sleiman returned to the meeting at 07:16 pm.

Jim Sanderson addressed the meeting.

An extension of time was moved by Cr Williams and seconded by Cr Lane.

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

### RECOMMENDATION

1. That the report be received and noted.
2. That Council adopts the revised Policy for Disposal of Council Land.

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

1. That the report be received and noted.
2. That Council adopts the revised Policy for Disposal of Council Land.
3. As soon as is practical, Council will update its Land Register under s53 of the Local Government Act.
4. Regularising Roads: In order to improve the efficiency of future reviews, land providing access to properties but through omission not opened as a public road, that council determines is not suitable for disposal, is to be dedicated as public roads under the Roads Act.
5. A procedure be prepared to give effect to the Policy.

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

The AMENDMENT was NOT CARRIED

**126/25** RESOLVED on the MOTION of Mayor Miles, seconded Deputy Mayor Prieston

1. That the report be received and noted.

2. That Council adopts the revised Policy for Disposal of Council Land.

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

The MOTION was CARRIED

- 4.3 PROGRESS REPORT ON THE DELIVERY PROGRAM AND OPERATIONAL PLAN FOR THE 6 MONTH PERIOD 01 JANUARY - 30 JUNE 2025

PROCEEDINGS IN BRIEF

- 127/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Virgara

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

- 4.4 LGNSW 2025 ANNUAL CONFERENCE

PROCEEDINGS IN BRIEF

- 128/25** RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman

1. That the report be received and noted.
2. That Council endorses that the Mayor, Deputy Mayor, and the Acting General Manager attend the LGNSW 2025 annual conference.
3. That Council confirm that the Mayor and the Deputy Mayor are the voting delegates.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	

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

The MOTION was CARRIED unanimously

#### 4.5 MINUTES OF THE HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE HELD ON 26 JUNE 2025

##### PROCEEDINGS IN BRIEF

A statement from Paul Poissant was read to the meeting.

Cr Virgara left the meeting at 08:03 pm.

Cr Virgara returned to the meeting at 08:05 pm.

##### RECOMMENDATION

That the Minutes be received and noted.

#### 129/25 RESOLVED on the AMENDED MOTION of Councillor Kassab, seconded Councillor Lane :

1. That the Minutes be received and the recommendations be adopted with the exception of Item 3.3 which will be deferred to the August 2025 Council meeting.

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

THE MOTION WAS CARRIED UNANIMOUSLY

#### 4.6 RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE

##### PROCEEDINGS IN BRIEF

**130/25** RESOLVED on the MOTION of Councillor Kassab, seconded Deputy Mayor Prieston

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

**4.7** DRAFT COMMUNITY GRANTS POLICY AND 2025 PROGRAM TIMELINE

PROCEEDINGS IN BRIEF

### RECOMMENDATION

The Recommendation was MOVED by Cr Kassab, seconded by Cr Williams.

1. That Council adopt the Community Grants Policy.
2. That Council nominate 2 Councillors, in addition to the General Manager, Mayor, and Deputy Mayor to assess Community Grant submissions received.
3. That a further report be brought back to Council in October 2025 with a recommended list of projects to be funded.

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

1. That Council adopt the Community Grants Policy.
2. That Council nominate 2 Councillors, in addition to the General Manager, Mayor, and Deputy Mayor to assess Community Grant submissions received.
3. That a further report be brought back to Council in October 2025 with a recommended list of projects to be funded.
4. Add a new section 9 to the Policy as follows:

### **9. Unallocated Funds**

1. *Council, following appropriate due diligence by the relevant director of Council and a report being brought to Council in relation to any unallocated funds, may assign unallocated funds to another*



*community program and that program will be treated as if its allocation for this year has been increased by that amount, OR*

**2. If an amount remains unallocated and unassigned:**

- a. council may, by an ordinary motion and majority vote, allocate that unspent amount in whole or part at a later date, to programs that are otherwise eligible under this program but for the timeline in 4. and*
- b. once that motion is received, the panel set out in item 7 will use its best endeavours to meet and assess the request, prior to the council meeting.*

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

The AMENDED MOTION was CARRIED and became the MOTION.

**131/25** RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Williams

1. That Council adopt the Community Grants Policy.
2. That Council nominate 2 Councillors, in addition to the General Manager, Mayor, and Deputy Mayor to assess Community Grant submissions received.
3. That a further report be brought back to Council in October 2025 with a recommended list of projects to be funded.
4. Add a new section 9 to the Policy as follows:

**9. Unallocated Funds**

- 1. Council, following appropriate due diligence by the relevant director of Council and a report being brought to Council in relation to any unallocated funds, may assign unallocated funds to another community program and that program will be treated as if its allocation for this year has been increased by that amount, OR*
- 2. If an amount remains unallocated and unassigned:*
  - a. council may, by an ordinary motion and majority vote, allocate that unspent amount in whole or part at a later date, to*

*programs that are otherwise eligible under this program but for the timeline in 4. and*

- b. once that motion is received, the panel set out in item 7 will use its best endeavours to meet and assess the request, prior to the council meeting.*

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

The MOTION was CARRIED unanimously

Cr Kassab and Cr Tannous-Sleiman were elected as the 2 Councillors to assist the General Manager, Mayor, and Deputy Mayor to assess Community Grant submissions received.

#### 4.8 CODE OF CONDUCT

##### PROCEEDINGS IN BRIEF

Mayor Miles left the meeting at 08:16 pm.

**132/25** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

1. That Council adopt the Code of Conduct attached to this report.

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

The MOTION was CARRIED unanimously

#### 4.9 PROCEDURES FOR THE ADMINISTRATION OF THE MODEL CODE OF CONDUCT POLICY

##### PROCEEDINGS IN BRIEF

Mayor Miles returned to the meeting at 08:19 pm.

**133/25** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

1. That Council adopt the Procedures for the Administrative of the Model Code of Conduct Policy attached to this report.

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

The MOTION was CARRIED unanimously

#### MOVE ITEMS IN BLOCK

**134/25** RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Virgara

That Items 4.10, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18 and 4.19 be moved in block.

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

The MOTION was CARRIED unanimously

#### 4.10 DRAFT COMPLAINTS HANDLING POLICY AND PROCEDURES

#### PROCEEDINGS IN BRIEF

**135/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.
2. That Council adopt the draft Complaints Handling Policy and Procedures.

3. That the Complaints Handling Policy and Procedures be updated every two (2) years or in line with any legislative updates from the NSW Ombudsman.

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

The MOTION was CARRIED unanimously

#### 4.12 COUNCILLOR AND STAFF INTERACTION POLICY

##### PROCEEDINGS IN BRIEF

**136/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That Council adopt the Councillor and Staff Interaction Policy attached to this report.

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

The MOTION was CARRIED unanimously

#### 4.13 COUNCILLOR EXPENSES AND FACILITIES POLICY

##### PROCEEDINGS IN BRIEF

**137/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That Council adopt the Code of Conduct attached to this report.

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

The MOTION was CARRIED unanimously

#### 4.14 PUBLIC GALLERY ATTENDANCE PROTOCOLS

##### PROCEEDINGS IN BRIEF

**138/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams  
That Council:

1. Adopt the Public Gallery Attendance Protocols document attached to this report (see **Attachment 1**).

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

The MOTION was CARRIED unanimously

#### 4.15 REVISED CODE OF MEETING PRACTICE - FOR PUBLIC EXHIBITION

##### PROCEEDINGS IN BRIEF

**139/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams  
That Council:

1. Endorse the DRAFT Code of Meeting Practice attached to this report (see Attachment 1).
2. Place the endorsed Code of Meeting Practice on exhibition for a period of not less than 42 days, inviting submissions from the public.
3. Receive a further report on the Code of Meeting Practice that includes consideration of any submissions made within the time allowed, prior to formal adoption.

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

The MOTION was CARRIED unanimously

#### 4.16 SUMMARY OF COUNCIL INVESTMENTS AS AT 30 JUNE 2025

##### PROCEEDINGS IN BRIEF

**140/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report on Investments held at 30 June 2025, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, be received and noted.

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

The MOTION was CARRIED unanimously

#### 4.17 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN JUNE 2025

##### PROCEEDINGS IN BRIEF

**141/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

4.18 REPORT OF LEGAL MATTERS - JUNE 2025

PROCEEDINGS IN BRIEF

**142/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

4.19 COUNCILLOR BRIEFING AND WORKSHOPS

PROCEEDINGS IN BRIEF

**143/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

• QUESTIONS WITH OR WITHOUT NOTICE

7.1 CR MARC LANE (SUBJECT: ANNUAL LEGAL COSTS)

PROCEEDINGS IN BRIEF

QUESTIONS FROM CR LANE

Question/s or service/s requested:

1. What is the amount we have spent each year on legal costs, since 2020?

RESPONSE:

**Legal Fee Expenditure, Original Budget and Revised Budget by Type (\$)**

*Nominal*

Year	2020			2021			2022		
Type	Original Budget	Revised Budget	Actual	Original Budget	Revised Budget	Actual	Original Budget	Revised Budget	Actual
Development Application	255,700	255,700	292,133	261,632	261,632	330,052	264,775	264,775	558,199
Property Legals	0	0	16,448	19,361	19,361	42,685	26,477	26,477	97,638
Various Miscellaneous Legal Advice	20,400	20,400	49,649	1,570	21,870	22,181	0	0	0
Infrastructure Projects	5,100	26,100	27,572	5,233	5,233	51,278	0	0	0
Environmental Legal Expenses	5,200	5,200	0	5,233	5,233	0	5,296	5,296	31,573
<b>Grand Total</b>	<b>286,400</b>	<b>307,400</b>	<b>385,802</b>	<b>293,028</b>	<b>313,328</b>	<b>446,196</b>	<b>296,548</b>	<b>296,548</b>	<b>687,411</b>

Year	2023			2024			2025		
Type	Original Budget	Revised Budget	Actual	Original Budget	Revised Budget	Actual	Original Budget	Revised Budget	Actual
Development Application	272,718	272,718	410,315	289,856	659,856	615,653	429,218	682,218	979,213
Property Legals	0	0	12,501	5,683	5,683	110,135	50,000	50,000	16,702
Various Miscellaneous Legal Advice	0	0	0	17,050	17,050	0	60,000	40,000	69,833
Infrastructure Projects	27,271	27,271	13,733	5,683	5,683	8,266	0	0	0
Environmental Legal Expenses	5,455	5,455	648	0	0	0	0	0	4,203



Grand Total	305,444	305,444	437,198	318,272	688,272	734,054	539,218	772,218	1,069,951
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## COUNCIL IN COMMITTEE OF THE WHOLE

**144/25** RESOLVED 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.

### 8.1 Disposal of 16C Vernon Street Hunters Hill

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

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

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

The MOTION was CARRIED unanimously

## • OPEN COUNCIL RESUMED

**145/25** RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams  
That at 8.44pm 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 Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	
Councillor Marc Lane	

The MOTION was CARRIED unanimously

## • REPORT OF COUNCIL IN CONFIDENTIAL SESSION

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

**146/25** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.
2. That the disposal process for 16C Vernon Street be discontinued and the tenderer be advised.
3. A further report be brought back to Council as part of a wider report concerning all 46 parcels of identified remnant land.

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

The MOTION was CARRIED unanimously

## GENERAL BUSINESS

Nil

## CONCLUSION

The meeting concluded at 8.45pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4547 held on 28 July 2025.

.....  
Councillor Zac Miles  
MAYOR

.....  
Nick Tobin  
ACTING GENERAL MANAGER

<b>ITEM NO</b>	: 2.1
<b>SUBJECT</b>	: VALE COL JOYE AM
<b>STRATEGIC OUTCOME</b>	: THE COMMUNITY IS WELL INFORMED
<b>ACTION</b>	: TO ACKNOWLEDGE THE PASSING OF AN INDIVIDUAL WHO HAS MADE A VALUABLE CONTRIBUTION TO THE HUNTERS HILL COMMUNITY AND SOCIETY
<b>REPORTING OFFICER</b>	: MAYOR ZAC MILES

Ref:785737

**PURPOSE**

The purpose of this report is to acknowledge the contribution and achievements of the late Col Joye AM.

**RECOMMENDATION**

1. That the report be received and noted.
2. That a letter of condolence be forwarded to the family of the late Col Joye.

**REPORT**

It is with sadness that I share the passing of iconic Hunters Hill resident Col Joye AM. He passed away on August 5, aged 89 years old.

Born 13 April, 1936 as Colin Frederick Jacobsen, he rose to fame as a pioneer Australian rock and roll and pop singer-songwriter.

His career span more than 60 years, starting his music career in 1957 in his brother Kevin Jacobson's band, The KJ Quintet. They later changed their name to Col Joye and the Joy Boys.

In 1959 their second single, Bye Bye Baby made the top spot on the Sydney charts and three further top 10 hits followed.

Col was the first Australian to have a number one record Australia wide for his hit single, "Oh Yeah Uh Huh."

In the 1960s, Joye established an influential management, publishing and recording business with his brother Kevin.

Col discovered the Bee Gees in 1961 when he saw them in Surfers Paradise. He bought them to Sydney and signed them to Joye Music.

In 1973, his single "Heaven Is My Woman's Love," became a national number one.

In 1981 he was appointed a member of the Order of Australia for his entertainment and philanthropic work.

The Australian Recording Industry Association (ARIA) paid tribute to Joye, who was among the first inductees into the ARIA Hall of Fame.

“From music to TV, publishing to concert promotion, artist management and live performances, Col Joye made a remarkable contribution to Australian music for more than six decades,” ARIA Chief Executive Officer Annabelle Herd said.

"At a time when the local industry was dominated by US and UK artists, he proved that Australians would embrace local artists and local music."

Col was the guest speaker at Council's Hunters Hill Anzac Day Ceremony in 2017 where he shared stories of his visit to Vietnam in August 1966 with The Joy Boys, to entertain Australian troops.

Col and his band performed at Nui Dat with 17-year-old singer, Little Pattie, as the Battle of Long Tan began nearby. Col said the troops appreciated having a reminder of life back home, taking them away from the conditions they found themselves in.

He ended his speech with a rendition of Bye Bye Baby, playing the ukulele.

Col is survived by wife Dalys, their children, Clayton and Amber, and grand-children Mads, June and Beau.

May he rest in peace.

#### **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.

<b>ITEM NO</b>	: 2.2
<b>SUBJECT</b>	: CONGRATULATIONS TO HUNTERS HILL LOCAL SENATOR DR. JESS COLLINS ON HER ELECTION TO THE FEDERAL SENTATE
<b>STRATEGIC OUTCOME</b>	: COUNCIL, COMMUNITY MEMBERS AND LOCAL BUSINESSES COMMUNICATE CLEARLY AND OPENLY ABOUT POLICIES, DECISIONS AND PROJECTS
<b>ACTION</b>	: PROVIDE UP-TO-DATE AND TRANSPARENT INFORMATION TO THE COMMUNITY
<b>REPORTING OFFICER</b>	: MAYOR ZAC MILES

Ref:785841

## PURPOSE

To acknowledge the achievement of local resident Dr. Jess Collins on being elected and appointed to the Senate as a representative for NSW.

## RECOMMENDATION

1. That the report be received and noted.
2. That a letter of congratulations be forwarded to Senator Dr. Jess Collins.

## REPORT

Local Hunters Hill resident Dr. Jess Collins was elected as a Liberal Senator for NSW in July, and we are in the progress of confirming that she is likely the first local from the Hunters Hill LGA elected to the Senate. On 8 July 2025, she was also appointed as the Opposition Deputy Whip.

Serving a six-year term, Jess made her maiden speech to the Senate on 30 July which was attended by – Member for Lance Cove, Crs Kassab, Tannous-Sleiman, Virgara and myself. Her passion for international policy and specifically, our Pacific Island neighbours and global development is clear. Coupled with her career experience in Policy, I look forward to seeing the work she will produce in this area, and her continued advocacy to strengthen Australia's National Security in the Pacific Islands region.

Dr. Jessica Collins was Project Director of the Australia-PNG Network and a Research Fellow in the Pacific Islands Program at the Lowy Institute.

Prior to joining the Institute, Jessica completed a PhD on the resettlement of refugees from Myanmar, and a master's degree in Global Development. Her Honours project involved research with Samoan communities in Australia, and her undergraduate studies focused on Pacific Islands communities.

Jess is a New Zealand Born Australian. She moved to Sydney from Queensland when she was 13 years old.

Raising four young kids with husband Ben, Jess is also passionate about ensuring that Australia's family policy framework is reformed.

As Senator Collins stated in her maiden speech; "Family is the glue to a cohesive society and a strong nation".

"We are a nation of families, not individuals. When families grow, Australia prospers, and we should be incentivizing that."

She also thanked the Member for Lane Cove, Anthony Roberts and said she was inspired by him to represent NSW as he has represented our area.

It's great to see Hunters Hill represented in the Federal Senate and I look forward to seeing Jess' contributions make an impact on our Country. I'm sure there will be plenty of opportunities for us to work with Jess on local issues and ask her to advocate on our behalf in the Senate.

Congratulations to Senator Dr. Jess Collins and well done on this outstanding achievement.

#### **FINANCIAL IMPACT ASSESSMENT**

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

#### **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.

<b>ITEM NO</b>	: 2.3
<b>SUBJECT</b>	: COMISSIONING OF PUBLIC ART BUST OF WILLIAM PIGUENIT
<b>STRATEGIC OUTCOME</b>	: PROGRAMS, SERVICES AND EVENTS ARE WELCOMING, INCLUSIVE, SAFE AND DEDICATED TO PROMOTING ACTIVE LIVING, HEALTH AND WELL-BEING
<b>ACTION</b>	: FACILITATE AND MANAGE CULTURAL ACTIVITIES AND EVENTS
<b>REPORTING OFFICER</b>	: MAYOR ZAC MILES

Ref:785510

**PURPOSE**

The purpose of this report is to acknowledge the new public art installation celebrating renowned local artist William Piguénit outside the Hunters Hill Town Hall, which was commissioned by a local resident and Council's community grants fund.

**RECOMMENDATION**

1. That the report be received and noted.
2. That the Mayor write to the artist Gerry Colley thanking him for his work, and local resident Frank Pirreca for his substantial contribution to its commissioning.

**REPORT**

I am pleased to share that I will be unveiling a new public art bust of local artist William Piguénit on Friday 29 August with the Hunters Hill Historical Society.

The Historical Society contacted Council late last year seeking seed funding for this important public art project.

I'm delighted to see the finished work as it celebrates our areas history, art and culture and the wonderful identities that lived in our community. I'd like to thank local resident Frank Pirreca for his generous contribution of \$8,100 to commission the artwork, along with the \$4000 contribution from Council's community grants fund.

The Piguénit bust was sculpted by Sydney artist Gerry Colley and it will be placed outside the Hunters Hill Museum next to the bust of another significant local artist Nora Heysen.

Piguénit was an Australian landscape painter who lived in Hunters Hill when he moved to Sydney in 1880 where he resided until his death. Born in Hobart in 1836, William first worked as a cartographer for the Tasmanian government.

The Piguénit family subsequently moved to Hunters Hill and built two houses in Avenue Road, "Kaoota" and "Saintonge" where William had an art studio built which is still there today.



William Piguenit spent most of his life in Hunters Hill painting scenes including the Lane Cove River, Nepean, Darling and Hawksbury.

In 1875, his striking landscape painting of Mt. Olympus in Tasmania was the first oil painting acquired through public subscription for the Art Gallery of NSW. In 1901, William won the prestigious Wynne Prize for a landscape painting of "Thunder Storm on the Darling."

By the end of the century (1899) William Piguenit was regarded as the leading Australian born landscape artist.

He died in Hunters Hill in 1914 and is buried in the Field of Mars Cemetery.

#### **FINANCIAL IMPACT ASSESSMENT**

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

#### **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.

<b>ITEM NO</b>	: 4.1
<b>SUBJECT</b>	: UPDATE ON THE CLARKE'S POINT RESERVE AND MORTS RESERVE PLAN OF MANAGEMENT
<b>STRATEGIC OUTCOME</b>	: NATURAL SPACES, INCLUDING OUR BUSHLAND, URBAN TREE CANOPY, FORESHORES AND WATERWAYS ARE PRESERVED AND ENHANCED
<b>ACTION</b>	: UPDATE THE CLARKE'S POINT RESERVE PLAN OF MANAGEMENT (POM)
<b>REPORTING OFFICER</b>	: ANNIE GOODMAN

Ref:785898

## PURPOSE

To provide Council with a progress report on the update to the Clarke's Point Reserve and Morts Reserve Plan of Management and to seek Council's endorsement for the formation of a Community Advisory Group to assist with the preparation of the updated Plan of Management.

## RECOMMENDATION

1. That the report be received and noted.
2. That Council endorse the formation of a Community Advisory Group.
3. That Council nominate one (1) Councillor representative for the Community Advisory Group.
4. That Council seek representation from the following:
  - Community representatives (2)
  - Bushland Management Advisory Committee representative (1)
  - Hunters Hill Sailing Club (1)
  - Council Officers (2)
  - Harbour Trust Officer (1)

## BACKGROUND

Hunter's Hill Council is progressing with the update to the Clarke's Point Reserve and Morts Reserve Plan of Management, which was last updated in 2004. This work is in collaboration with the Sydney Harbour Federation Trust (Harbour Trust) who are simultaneously updating their *Management Plan – Hunters Hill No. 1 – Woolwich Dock and Parklands*. The combined sites of Clarke's Point Reserve (Hunter's Hill Council), Morts Reserve (Hunter's Hill Council), Woolwich Dock (Harbour Trust), Goat Paddock (Harbour Trust), and the Horse Paddock (Harbour Trust) comprise a mix of land, and the updated management

documents will provide clear guidelines for future management, infrastructure upgrades, and environmental stewardship.

## REPORT

The updated Plan of Management will provide clear and achievable management strategies that reflect Council's and the community's expectations for the Reserve.

Specific objectives of the update to the Plan of Management are to:

1. Identify the values of the reserve to the community.
2. Identify potential opportunities for future recreational development of the Reserve based on community priorities.
3. Identify threats to the ecological quality of the parkland/bushland and provide strategies to sustainably manage natural resources.
4. Address current issues including the mix of recreational facilities, recreation needs of residents and conflict between users.
5. Prepare a concept plan showing any potential changes and updates to the site.
6. Prepare guidelines and actions for future management and maintenance of the Reserve.

The Plan of Management will seek to balance open space and recreational needs with conservation of the inherent cultural and natural heritage of the Reserves.

Council and the Harbour Trust are jointly undertaking Traffic and Parking, and Flora and Fauna studies (incorporating tree maintenance and a tree planting species list) to inform each respective plan. Other studies that will be undertaken include an Accessibility Plan and Designing for Country. It is anticipated that both Council and the Harbour Trust will have each respective document on public exhibition from November 2025.

## Formation of a Community Advisory Group

To help develop the updated Plan of Management for Clarke's Point Reserve and Morts Reserve and to provide input into the update to the Harbour Trust's sites, Council will be seeking input from the community and the establishment of a Community Advisory Group.

Members of the Community Advisory Group will be required to:

- Participate in meetings/workshops over the next 4 months.
- Listen and be respectful of diverse opinions.
- Share their passion and vision for the area that includes Clarke's Point Reserve, Morts Reserve and is inclusive of Harbour Trust lands.

The terms of reference for the Advisory Group are to:

- Be actively involved and work in a collaborative manner in supporting the review of the Plan of Management.
- Provide views (community, subject matter or otherwise) and feedback into the consultation processes and strategies associated with the process for preparing the updated Plan of Management.
- Assist in the communication of the process and ultimate outcome.
- Encourage broad ownership of the Plan of Management.
- Commit to the meetings and the process.

It is proposed that the Advisory Group be comprised of the following members:

- Councillor representative (1)
- Community representatives (2)
- Bushland Management Advisory Committee representative (1)
- Hunters Hill Sailing Club (1)
- Council Officers (2)
- Sydney Harbour Trust Officer (1)

### Community Engagement

Council's Manager, Communications and Events Manager has developed a comprehensive Engagement Strategy to drive community input into the update to the Plan of Management, which is outlined in the table below.

Council is anticipating that the draft Clarke's Point Reserve and Morts Reserve Plan of Management will:

- Be placed on public exhibition in November 2025.
- Enable community and stakeholder feedback to be received from December 2025 - February 2026.
- Be adopted by Council in March 2026.

Engagement Method	Details	Approximate Date/s
Council website	Project page created to provide regular updates and host key supporting documents/studies	August 2025 – February 2026
Workshop with Council staff	Capture feedback, ideas and advice from Council staff who are regularly maintaining the Reserve	August 2025
Community newsletter	Promote community engagement opportunities in printed newsletter which is sent to all households and businesses in the LGA	August & November 2025

Summary/fact sheet	Create a simple max 2-page summary/factsheet of the Plan of Management	August 2025
Community Advisory Group Meeting	Meeting to receive key stakeholder feedback	September - November 2025 and at the conclusion of the Public Exhibition period
Onsite pop-up tent	Host a pop-up/information stall on site to seek feedback from regular users	September 2025 (date/s to be confirmed)
Social Pinpoint map	Enable community members to pinpoint specific areas of concern or interest on an interactive map. Collect detailed comments and suggestions through this tool	September 2025 and throughout the duration of the Public Exhibition period
Signage	Prepare and display signage at Clarke's Point Reserve with QR code linking to Council's project page	September 2025 – February 2026
Public Meeting and Workshop	Host a public meeting and workshop to discuss the Plan of Management and gather in-depth feedback. Provide opportunities for community members to ask questions and share their views	October 2025
Email Signature banner	Promote the update to the Plan of Management on all staff's email signature banner	October 2025
Email updates via eNewsletters	Community engagement opportunities promoted in Council's main fortnightly eNews	Monthly
Mayoral column	Promoting the update of the Plan of Management and any updates via the Mayor's regular newspaper column and media opportunities such as 2RRR interviews	Monthly
Social media	Post regular updates, questions, and polls on Council's social media platforms including Facebook, Instagram, and LinkedIn	Regularly
Other advertising channels	Advertise engagement opportunities in newspapers/magazine and online social groups (such as Love Gladesville) as needed	Regularly

## CONCLUSION

Council and the Harbour Trust will continue to work collaboratively and in conjunction with the community to update respective Plans of Management that protect open space, cultural heritage and reflect community needs.

The Community Advisory Group will be a key part of the engagement process in the development of the updated Plan of Management.

**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.

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<b>ITEM NO</b>	: 4.2
<b>SUBJECT</b>	: REMNANT LANDS PROJECT - UPDATE
<b>STRATEGIC OUTCOME</b>	: COUNCIL, COMMUNITY MEMBERS AND LOCAL BUSINESSES COMMUNICATE CLEARLY AND OPENLY ABOUT POLICIES, DECISIONS AND PROJECTS
<b>ACTION</b>	: REPORT TO COUNCIL AND THE COMMUNITY ON MATTERS OF PUBLIC INTEREST VIA MAYORAL MINUTES AND STAFF REPORTS
<b>REPORTING OFFICER</b>	: JEFF ELLIS

Ref:786029

**PURPOSE**

To update Council on the progress of the Remnant Lands Project.

**RECOMMENDATION**

1. That the report be received and noted.
2. Further reports be prepared and reported to Council for consideration as detailed in the attachment for Categories A, B, C and D, such reports to detail disposal methodology and valuation advise together with an assessment of each parcel of land against Council's Sale of Remnant Land Policy.

**BACKGROUND**

Previously, parcels of remnant land were identified for further consideration, these have now been investigated and sorted into categories for action.

**REPORT**

The list of remnant land has been investigated in terms of history, zoning, titling, utility services and use, and have been sorted as follows and provided in the attachment to this report:

- A. Remnant Land within the road reserve (undeveloped) which if closed has the potential for sale, further report to Council required to address the Remnant Lands Policy.
- B. Remnant Land within the road reserve (developed) which if closed has the potential for sale, further report to Council required to address the Remnant Lands Policy.
- C. Remnant Land that is considered under-utilised public open space, further report to Council required to address current and alternative uses.
- D. Remnant Land which should be considered as a part of a wider project and subject to further reports to Council.
- E. Remnant Land not requiring further action.

**CONCLUSION**

Further reports will be prepared and reported to Council for consideration where indicated for Categories A, B, C and D.

No further action is recommended at this time for Category E.

**FINANCIAL IMPACT ASSESSMENT**

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

**ENVIRONMENTAL IMPACT ASSESSMENT**

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

**SOCIAL IMPACT ASSESSMENT**

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

**RISK ASSESSMENT**

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

**ATTACHMENTS**

1. Remnant Land categories [↓](#)



**Annex A: Remnant land required road closure – no rezoning required**

Remnant Land within the road reserve (undeveloped) which if closed has the potential for sale, further report to Council required to address the Remnant Land Policy.

Parcel	Number	Street Address	Suburb
REM04	10	Lloyd Avenue	Hunters Hill
REM06		Mount Morris Street - Balance of unsold land	Woolwich
REM13		Serpentine Road	Hunters Hill
REM21	1	Euthella Avenue	Hunters Hill
REM37		Gladestone Avenue (Southern End)	Hunters Hill
REM38		View Street (end)	Woolwich
REM45		King Street	Hunters Hill

**Annex B: Action required to formalise works on Council/Remnant Land**

Remnant Land within the road reserve (developed) which if closed has the potential for sale, further report to Council required to address the Remnant Land Policy.

Parcel	Number	Street Address	Suburb
REM02	16	Alfred Street	Woolwich
REM08	1	Vernon Street	Hunters Hill
REM09	46A	Woolwich Road	Hunters Hill
REM10	7	Vernon Street	Hunters Hill
REM11	9	Vernon Street	Hunters Hill
REM12	13	Vernon Street	Hunters Hill
REM19		Croissy Avenue (drainage reserve)	Hunters Hill
REM35		Joubert Street (Adj Euthalla)	Hunters Hill
REM46	5	Herberton Avenue	Hunters Hill

**Annex C: Remnant Land requiring rezoning and reclassification**

Remnant Land that is considered under-utilised Public Open Space, further report to Council required to address current and alternative uses.

Parcel	Number	Street Address	Suburb
REM22	1B	Ferry Street	Hunters Hill
REM29		Lyndhurst Reserve (Lot 1 DP 529287 transferred by MSB for Park) (Lot 16 dedicated to Council as Park in original subdivision c1959)	Hunters Hill
REM47	21	Rocher Street	Hunters Hill

**Annex D: Other Remnant Land**

Remnant Land which should be considered as a part of a wider project and subject to further reports to Council.

Parcel	Number	Street Address	Suburb
REM01	1A	Crown Street	Henley
REM14, 15 & 39		Ernshaw St	Gladesville

**Annex E: Sites not requiring further action**

Parcel	No.	Street Address	Suburb	Comment
REM03	2	Ferry Street (splay)	Hunters Hill	<ul style="list-style-type: none"> <li>SPLAY CORNER/PUBLIC SAFETY - 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community</li> </ul>
REM05		Mount Morris Street (adj 45 The Point Road)	Woolwich	<ul style="list-style-type: none"> <li>COMPLETE - Sale of Lot 10 DP 1270911 finalised 17 June 2022</li> </ul>
REM07	24	George Street	Hunters Hill	<ul style="list-style-type: none"> <li>FOOTPATH/LANSCAPE SETTING 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community</li> </ul>
REM17	12	Church Street	Hunters Hill	<ul style="list-style-type: none"> <li>SPLAY CORNER/PUBLIC SAFETY 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community</li> </ul>
REM18	203	Victoria Road (rear lane)	Gladesville	<ul style="list-style-type: none"> <li>LANEWAY ACCESS 3.1.10 Disposal of the land would create an access issue for adjoining land holders</li> </ul>
REM20		Ernest Lane	Hunters Hill	<ul style="list-style-type: none"> <li>LANEWAY ACCESS 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
REM23	22	Gale Street	Woolwich	<ul style="list-style-type: none"> <li>Lot 21 DP788894; Maritime 30003018 Lease of 191sqm &amp; Licence of 12sqm adjoining land (Below MHWB??) Outside of LGA below MHWB - Delete</li> </ul>
REM27		Hunter Lane	Woolwich	<ul style="list-style-type: none"> <li>LANEWAY ACCESS 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
REM28	11a	Lyndhurst Crescent	Hunters Hill	<ul style="list-style-type: none"> <li>PEDESTRIAN PATHWAY 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>

<b>REM30</b>		Nelson Parade (end)	Hunters Hill	<ul style="list-style-type: none"> <li>ROADWAY 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
<b>REM 31</b>	107	Pittwater Road	Hunters Hill	<ul style="list-style-type: none"> <li>SP2 CARPARK 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
<b>REM32</b>	44	Princes Street	Hunters Hill	<ul style="list-style-type: none"> <li>SP2 CARPARK 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
<b>REM33</b>	5	Serpentine Road	Hunters Hill	<ul style="list-style-type: none"> <li>PEDESTRIAN PATHWAY 3.1.3 Disposal of the land would have an unreasonable adverse effect on the amenity or facilities available to the local community and 3.1.10 Disposal of the land would create an access issue for adjoining land holders.</li> </ul>
<b>REM36</b>		Thorn St	Hunters Hill	<ul style="list-style-type: none"> <li>UNMADE ROAD ADJACENT TO RESERVE 3.1.2 the land is currently used or required for use in the future for community or public recreation purposes</li> </ul>
<b>REM40</b>		Ferdinand Street	Hunters Hill	<ul style="list-style-type: none"> <li>CROWN LAND LINKING TO RESERVE the land is currently used or required for use in the future for community or public recreation purposes</li> </ul>
<b>REM41</b>		Kelly Street (end)	Henley	<ul style="list-style-type: none"> <li>UNMADE ROAD FUNCTIONING AS RESERVE 3.1.2 the land is currently used or required for use in the future for community or public recreation purposes</li> </ul>
<b>REM42</b>		Mary Street (end)	Hunters Hill	<ul style="list-style-type: none"> <li>UNMADE ROAD ADJACENT TO RESERVE 3.1.2 the land is currently used or required for use in the future for community or public recreation purposes</li> </ul>
<b>REM43</b>		Park Road (end)	Hunters Hill	<ul style="list-style-type: none"> <li>UNMADE ROAD ADJACENT TO RESERVE 3.1.2 the land is currently used or required for use in the future for community or public recreation purposes</li> </ul>

<b>REM44</b>		Viret Street (end)	Hunters Hill	<ul style="list-style-type: none"><li>• UNMADE ROAD FUNCTIONING AS RESERVE AND CONTAINS HERITAGE ITEM I343 Memorial c1878 3.1.2 the land is currently used or required for use in the future for community or public recreation purposes</li></ul>
<b>REM 48</b>		Valentia Street	Woolwich	<ul style="list-style-type: none"><li>• Lot 1 DP 725593 - CROWN LAND</li></ul>
<b>REM 49</b>	10A	Jolly Parade	Hunters Hill	<ul style="list-style-type: none"><li>• Part Crown Land</li></ul>

<b>ITEM NO</b>	: 4.3
<b>SUBJECT</b>	: PROPOSED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE - HENLEY
<b>STRATEGIC OUTCOME</b>	: RESILIENCE AGAINST THE IMPACTS OF CLIMATE CHANGE IS SUPPORTED BY ADAPTABLE URBAN FORMS, IMPROVED INFRASTRUCTURE AND TARGETED HEALTH PROGRAMS
<b>ACTION</b>	: DEVELOP A HUNTERS HILL RESILIENCE STRATEGY
<b>REPORTING OFFICER</b>	: MARGAUX PARK

Ref:784163

**PURPOSE**

To present the proposal for electric vehicle charging infrastructure (EVCI), partnering with NRMA, for Council's endorsement.

**RECOMMENDATION**

1. That Council endorse the installation of 2 x electric vehicle fast chargers with 4 x dedicated charging bays within the carpark of Crown St (cnr Victoria Rd) Henley according to the proposed plan.
2. That Council endorses the associated changes to carpark configuration to allow for charging according to the Australian Standard 2890.1-1986 Parking Facilities.
3. That Council endorse the General Manager (or delegated representative) to sign a Licence Agreement with NRMA (with mutually negotiated and beneficial terms).
4. That Council commit the revenue gained annually from the Licence Agreement to the Sustainability Reserve to fund future sustainability projects.

**BACKGROUND**

Council has been liaising with NRMA who have received funds under the NSW Fast Charging Grants Round 3 (facilitated by NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)) to provide publicly accessible charging infrastructure within the Hunter's Hill LGA.

NRMA and Council co-identified the location for suitability.

Under the NSW DCCEEW's grant guidelines, the infrastructure must be installed and operational for the community by June 2026.

As part of the community consultation process, feedback was also sought on a network of slow, pole-mounted chargers. This is a separate project, with separate grant funding and will take a longer period to work through before progressing to Council for resolution.



**REPORT**

The proposal is for 2 x fast charger units supporting 4 x charging parking bays within the carpark footprint, as shown shaded red in Diagram 1 below. Additionally, the proposal involves creating 6 new parking spaces to offset the space required for charging infrastructure and will be constructed to comply with AS 2890.1-1986 Parking Facilities, as shown shaded blue in Diagram 1 below.

This carpark has parking restrictions on the north side for all existing spaces of 3P (8am-8pm). The south side of the carpark is currently unrestricted parking. The two new additional spaces located on the northern side of the car park (shaded blue in Diagram 1 below) will have the 3P parking restriction applied, whilst the 6 spaces will display the No parking, excepted while charging as shown at Diagram 3 below.

This proposal will occupy 6 x spaces on the north side of the carpark (2 x spaces to occupy the two charger units and 4 x charging bays). It is proposed these spaces will be dedicated to EVs only while charging which will enable quick turnover of vehicles and frequent availability for charging. There will be no timing restriction for these EV spaces to encourage turnover once charged. Users are only permitted to park whilst actively charging.

To offset the use of spaces required for EV charging, NRMA will plan, perform and fund civil works to create 6 additional parking spaces within this carpark for other vehicles. There is therefore no net loss of parking as a result of this proposal. The additional parking on the south side of the car park will be un-restricted. The expansion of the car park aligns with the Henley Masterplan.

The proposal has been assessed against Council's Electric Vehicle Charging Infrastructure (EVCI) Policy and is compliant.

The additional spaces to be created are in blue below. The EV spaces are in red/yellow. The pink box is where the temporary portable toilet will be relocated for ongoing ease of servicing.

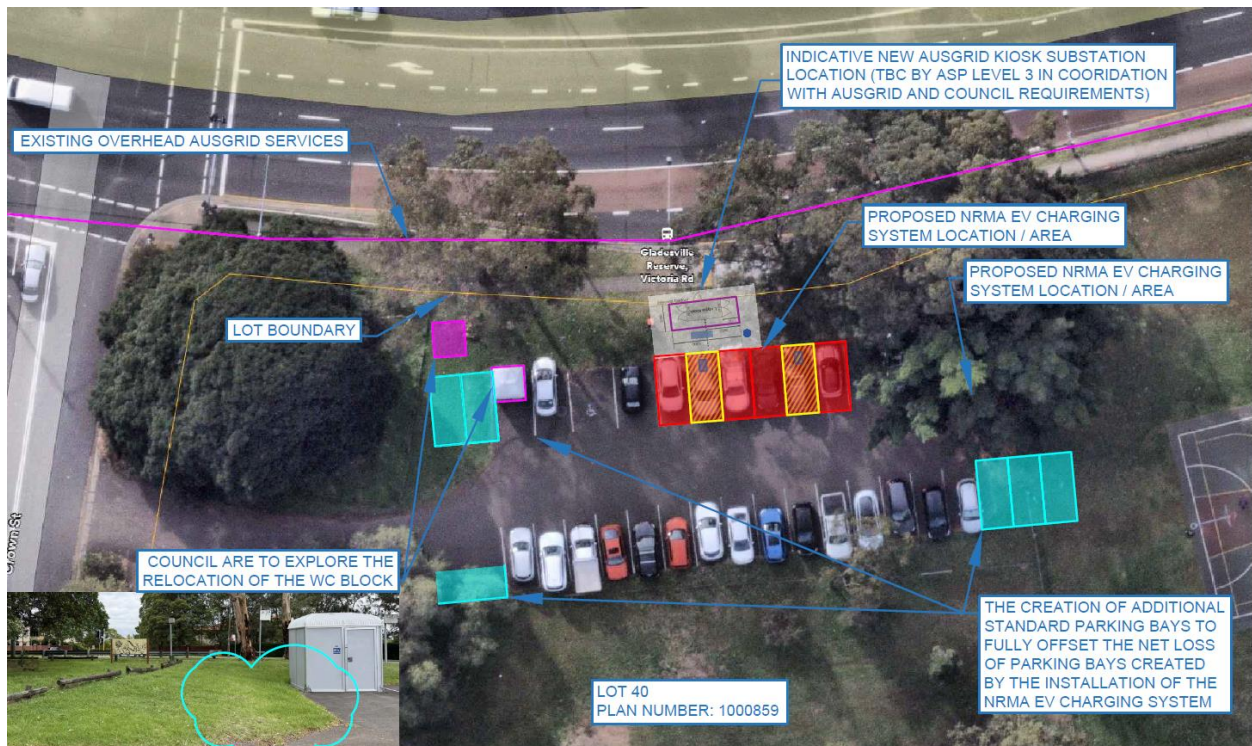


Diagram 1- Proposed carpark plan



Diagram 2- NRMA Fast Charger

### Site considerations

The location was considered and approved by the NSW Government as part of their rigorous funding process. At this stage, the location cannot be changed (or an alternative suggested) unless major safety and accessibility concerns are raised that were not identified during the grant assessment stage.

The proposed site will be available for use 24 hours a day, 7 days a week.

### Signage and marking

As per Council's EVCI Policy, the installation and ongoing maintenance of signage and line markings according to the service standard negotiated in the Occupancy Agreement will be the responsibility of NRMA.

All associated charging bays will be for EV use only while charging.

Whilst it is not a condition of the grant funding for the spaces to be designated EV only, the significant cost to install the EVCI deems it a necessity to ensure the EVCI and associated parking bays are available for EV charging at all times.

The chargers are visible on the PlugShare and NRMA apps and real time information is available so users know when the charger is in use. If users regularly arrive to discover the spaces are occupied by non-EV vehicles, they will stop attending the site and negative feedback on the PlugShare app will be left.

This proposal includes installing standard Transport for NSW signage for all spaces (pole and ground), as shown at Diagram 3 below.



Diagram 3- EV Parking signage

### Benefits to the community

As of July 2025, there are 375 registered EVs in the LGA which places Hunters Hill as the 5<sup>th</sup> highest rate of ownership in NSW (by population). The Hunter's Hill LGA currently has just 1 EV charger located in Gladesville which has been gratefully received by the community.

Since it's installation in May 2025, usage has been very pleasing with a total of 534 charging sessions in the first 7 weeks of operation.

With 40% of our community living in medium to high density housing (ID Profile based on 2021 Census data), providing access to publicly accessible charging infrastructure is essential in supporting the NSW targets of:

- 52% new car sales are EV by 2030 and work towards 80% by 2036
- Net zero emissions by 2050 (transport accounts for 20% of total emissions and road transport makes up 88% of that)

Council supports the NSW Government in its ambition of being the easiest state to own and drive an EV. This includes supporting their EV Strategy 2021 and the Towards Net Zero Plan: 2020-2030.

This project aligns strongly with working towards achieving Council's Net Zero Implementation Plan in lowering community emissions.

### Licence Agreement

As per Council's EVCI Policy, a Licence Agreement will be negotiated for mutual benefit and entered into between Council and NRMA pending the endorsement of the proposal by Council. For the project to continue on track, this Licence will need commence by September 2025.

Any annual revenue received by Council for the occupancy of the EVCI should be directed to Council's Sustainability Reserve to fund future sustainability initiatives.

The key terms of the licence agreement are listed in the confidential Attachment 1.

### Public Consultation

The proposal was placed on public exhibition for 28 days from 23 June to 20 July 2025 inviting submissions to be made during the same period.

Additionally, the residences within the vicinity of the proposed location were hand-delivered a flyer directing them to Council's Connect page via QR code to make comment.

Council ran social media posts through Facebook and Instagram which resulted in significant interest. Comments were overwhelmingly supportive for this location demonstrating the strong desire of the community to see this type of infrastructure.

	Date	Views	Reach	Reactions	Comments	Shares	Link clicks
<b>Facebook</b>	23.6.25	517	291	6	0	1	19
	30.6.25	298	159	5	1	1	7
	14.7.25	994	575	7	0	4	36
<b>Instagram</b>	23.6.25	905	412	13	1	0	-
	30.6.25	610	296	6	1	0	-
	14.7.25	354	195	6	0	0	-
<b>TOTAL</b>		3,678	1,928	43	3	6	62

There was a total of 532 visits to Council's Connect page during the exhibition period and 36 views for this proposed location during the public exhibition period. All comments were noted and considered for the suitability of the proposal. 6 people made a comment or 'liked' the site showing support.

Responses	Comment summary
6/6 responses supportive (100%)	Great location. Can charge while kids play at nearby skate park. Activating the area.

	Great location off a main road and close to high density accommodation that may not allow residents to home charging options.
0 unsupportive (0%)	

**Traffic Committee Consultation**

Council's Traffic Committee was additionally consulted via email and given 7 days to consider the proposal.

**CONCLUSION**

The community has provided support for the proposal. With no direct cost to Council, the proposal represents a benefit for residents who rely on public EVCI to charge vehicles.

**FINANCIAL IMPACT ASSESSMENT**

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

**ENVIRONMENTAL IMPACT ASSESSMENT**

Endorsement of the proposal works towards the NSW targets for EV uptake, in turn working towards reducing community carbon emissions.

**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. Terms of the Licence Agreement - Confidential

<b>ITEM NO</b>	: 4.4
<b>SUBJECT</b>	: CAPITAL PROGRAM AS AT 30 JUNE 2025 - WORKS IN PROGRESS AND FUNDING REQUIRED TO BE REVOTED
<b>STRATEGIC OUTCOME</b>	: RESOURCES ARE MANAGED EFFICIENTLY TO ENSURE THAT PROGRAMS, SERVICES AND COLLABORATIVE PROJECTS HAVE THE NECESSARY SUPPORT AND FUNDING TO SUCCEED
<b>ACTION</b>	: MANAGE COUNCIL'S FINANCIAL RESOURCES
<b>REPORTING OFFICER</b>	: CHRISTIAN MENDAY

Ref:775248

## PURPOSE

The purpose of the report is to inform about the progress of Council's Capital Program for FY2024-25, including adopting revoted funds to FY2025-26.

## RECOMMENDATION

1. That the report be received and noted.
2. That the recommended re-voted capital projects totalling \$478,958 included in this report be adopted for inclusion in the FY2025-26 budget.
3. That the recommended reallocations of budgets be noted.
4. That the carryovers of \$2,803,155 be noted.

## BACKGROUND

The delegation for the approval of budgets and re-voted expenditure is detailed in section 211 of Local Government (General) Regulation 2021:

### *Section 211 - Authorisation of expenditure*

*(1) A council, or a person purporting to act on behalf of a council, must not incur a liability for the expenditure of money unless the council at the annual meeting held in accordance with subclause (2) or at a later ordinary meeting:*

- (a) has approved the expenditure, and*
- (b) has voted the money necessary to meet the expenditure.*

*(2) A council must each year hold a meeting for the purpose of approving expenditure and voting money.*

*(3) All such approvals and votes lapse at the end of a council's financial year. However, this subclause does not apply to approvals and votes relating to—*

- (a) work carried out or started, or contracted to be carried out, for the council, or*
- (b) any service provided, or contracted to be provided, for the council, or*
- (c) goods or materials provided, or contracted to be provided, for the council, or*
- (d) facilities provided or started, or contracted to be provided, for the council, before the end of the year concerned, or to the payment of remuneration to members of the council's staff.*

A key component of Council's annual Delivery Program includes construction of new assets, and renewal of existing assets.

Where works have not commenced (or been contracted to commence), it is requirement that these funds be re-voted to the new financial year by the elected governing body. Where the works have been commenced (or contracted) the budgets may be carried-over without the resolution of the elected body. There are therefore two categories of budget carried forward, revotes and carry-overs.

## REPORT

**Table A** details the projects budgeted for FY 2025 that were not commenced or contracted and must now be included in the FY 2025-26 budget if they are to be completed.

Table A – Items to be revoted to the FY 2025-26 Budget			
Asset Class	Project Description	Funding source	\$
Information Systems	Project Management Software – is still needed by has been deferred pending recruitment of senior staff	General Fund	30,000
Furniture & Fittings	Key facilities defibrillators – awaiting delivery Yarn Upgrades	General Fund	12,000 15,000
Sustainability Initiatives	LGA Wide - PV Panels – awaiting advice on success of Grant application to determine scope	General Fund/S 7.12	60,000 40,000
Buildings	Replace Shed at Rear (Henley Cottage) Henley Cottage-Henley Cottage Garage – Electricity Woolwich Baths-Woolwich Baths Change/Toilets	SV SV SV	42,488 6,166 94,012
Parks and Garden	Park Seating Program	SV	39,293
Traffic & Transport	<div><div><div><b>Local Area Traffic Management Plans &amp; Works</b> The following projects are expected to commence in FY2026</div><div><div>LGA Parking Strategy</div><div>40,000</div></div><div><div>Bus Stop Upgrade-Upgrade Existing Bus Stops to DDA</div><div>100,000</div></div></div></div>	s.7.12 Contributio ns	140,000

**Table B** details the projects budgeted for FY 2025 that were commenced or contracted and will now be included in the FY 2025-26 budget for completion without the requirement of formal adoption or revote.

Table B – Items to be carried-over to the FY 2025-26 Budget			
Asset Class	Project Description	Funding source	\$
Information Systems	Upgrade Microsoft license Meeting Management System – order has been placed	General Fund General Fund	24,849 50,000



	Digital Record upgrade - order has been placed GIS Upgrade	General Fund General Fund	20,000 10,000
Buildings	Gladesville Reserve Multi-Sport Community Facility – under construction	Grant	726,744
Parks & Sports fields	Playground Renewals Gladesville Reserve Parks Signage Project Boronia Park South Picnic Sets Boronia Park North Picnic Set CAP-OS-Gladesville Reserve (sport grant project) Boronia Park- Oval 2 extension	Grant SV SV SV Grant SV	73,426 29,670 5,282 2,641 57,357 61,305
Traffic & Transport	Traffic Management - Design Traffic Management - Construction Traffic Management - LRCI Grant Towards Zero Safer Roads - Local Area Traffic Mana Alexandra Street, Foss Rd & Ellesmere Avenue	General Fund S 7.12 Grant Grant  Grant	28,800 50,000 71,200 100,000  499,100
Footpaths	<b>The following planned projects were contracted as at 30 June but did not proceed due to wet weather late in the Financial Year:</b> Buffalo Creek Reserve-Buffalo Creek Reserve West from Kerb 181,654 Boronia Park Reserve-Boronia Park Reserve North to 33,480 95 Park Rd, 34 Park Rd 12,349 9 Cowell St 4,181 57 & 53 Hight St 15,374 93 Pittwater Rd 8,073 56,58,58a,62 Blaxland Street & Driveway repairs 8,094 13 A Earnshaw St 3,894 Johnson St 1,815 6-8 Makinson Street to 16 Makinson St 13,014 6A Figtree Rd & 4 Figtree Rd 5,600 Ryde Rd Intersection front of 155 Ryde Rd. 9,775 9,17 & 21 Earl St 18,786 Corner Figtree and Martin St 11,836 1 George St & 2 Joubert S 5,646	S 7.12 for Buffalo Creek  SV	333,571
Kerb & Gutter	<b>The following works were underway or contracted as at 30 June</b> Park Road - High Street to Ramleh Street – Right Park Road - Ryde Road to Princes Street - Left Park Road - Ryde Road to Princes Street - Right	SV SV SV	71,823 74,131 64,256
Stormwater & Drainage	<b>The following works were underway or contracted as at 30 June</b>  LGA Flood Study Alexandra Street, Foss Rd & Ellesmere Avenue 1 Hilcrest Av Gladesville Junction St Hs2 Martin St Milling St Stormwater maintenance 24 The Point Rd	  S 7.12	  120,000 11,927 69,719 105,000 53,000 91,719 1,463



**Table C** details material budget reallocations necessary following the review at 30 June. During the year certain projects were identified that were of a higher priority than those initially planned, necessitating budget adjustments.

<b>Table C – Other Material Budget Reallocations</b>			
<b>Asset Class</b>	<b>Project Description</b>	<b>Funding source</b>	<b>\$</b>
Buildings	Riverside Pre School – savings reallocated to urgent Hunter’s Hill Depot cabling works	SV	-16,941
	Boronia Park Sporting & Community Facility – Overspend due to unbudgeted payment of contract retention	SV	92,581
	Depot Operations Strategy – Buildings (overspend), reallocate from Road patching underspend	SV	36,921
	Hunters Hill Depot - Urgent Cabling Works – reallocate from Riverside Pre School savings	SV	16,941
Roads and Bridges	Depot Operations Strategy – Road, reallocate from road patching savings	General Fund	35,116
	Depot Operations Strategy – Road, reallocate from Kerb & Gutter	SV	68,940
	<b>The following projects did not proceed as works with a higher priority were identified:</b>	SV	-55,300
	• Crown Close-From Ferry Street to End of Road		-119,044
	• Lyndhurst Crescent-From Stanley Road Mid intersect		-49,256
	• De Milhau Road-From Centenary Avenue to End of Roa		-57,100
	• Rooke Street-From Crescent Street to Rooke Lane		-66,960
	• Lyndhurst Crescent-From Mid intersection to End Mi		-66,380
	• Rooke Street-From Rooke Lane to End of Road		-12,544
	• Wandella Avenue-From Herberton Avenue to End of Ro		
	<b>The following project was completed with savings that were reallocated to other high priority projects:</b>	SV	-137,203
	• Park Road-From Ryde Road to Princess Street		

	<p><b>The following projects were identified as having higher priorities and had funding allocated from other deferred projects and savings:</b></p> <ul style="list-style-type: none"> <li>• Boronia Park Carpark Rehabilitation</li> <li>• Makinson St Driveways upgrade</li> <li>• Park Rd -From Ramleh St to High St</li> <li>• Werambie St (whole length)</li> <li>• Barons Cr, Hunters Hill (Park Rd to Last Bus Stop)</li> <li>• Mary St, Hunters Hill (Mark St to Gladesville Rd)</li> </ul>	SV	132,393 81,742 85,066 58,614 86,236  100,700
Footpaths	<p><b>The following projects were deferred as works with a higher priority were identified:</b></p> <ul style="list-style-type: none"> <li>• Everard Street -From Abbey Street and Pittwater Ro</li> <li>• Ferry Street -From Muirbank Avenue to Croissy Av</li> <li>• Joubert Street-From Martin to end of the road</li> <li>• Ferdinand Street -From Cullens Lane to Madeline S</li> <li>• D'Aram Street-North Parade to Madeline St</li> </ul> <p><b>The following were identified as having a higher priority were identified (these budgets were supplemented by reallocation of \$213,352 from Kerb &amp; Gutter):</b></p> <ul style="list-style-type: none"> <li>• 95 Park Rd, 34 Park Rd</li> <li>• 13 A Earnshaw St</li> <li>• Johnson St</li> <li>• 6-8 Makinson Street to 16 Makinson St</li> <li>• 6A Figtree Rd &amp; 4 Figtree Rd</li> <li>• Ryde Rd Intersection front of 155 Ryde Rd.</li> <li>• 9,17 &amp; 21 Earl St</li> <li>• Corner Figtree and Martin St</li> <li>• 1 George St &amp; 2 Joubert S</li> <li>• Buffalo Creek Reserve-Buffalo Creek Reserve West t</li> <li>• 95 Park Rd, 34 Park Rd</li> <li>• 57 &amp; 53 Hight St</li> <li>• 93 Pittwater Rd</li> <li>• 56,58,58a,62 Blaxland Street &amp; Driveway repairs</li> </ul>	SV       SV	-17,064  -13,320  -5,832  -14,976  -31,590    12,192 3,894 1,815 13,014 5,600 9,775 18,786 11,836 5,646  181,654  157 15,374 8,073  8,094

Kerb & Gutter	<b>The following projects were deferred with funding reallocated to the footpaths program and Boronia Depot:</b> <ul style="list-style-type: none"> <li>• Park Road - High Street to Ramleh Street – (to Depot)</li> <li>• Park Road - Ryde Road to Princes Street – Right (to footpaths)</li> </ul>	SV	-45,523
Parks & Sports fields	Bedlam Bay Swim Site – Overspend reallocated from Road Patching Program	General Fund	31,074

### FINANCIAL IMPACT ASSESSMENT

This report recommends a total of \$3,282,113 of FY 2024-25 Capital works budget be carried forward. Of this \$478,958 is to be revoted.

Funding is as follows:

Source	\$ Revotes (Works not commenced)	\$ Carry-forward (Works commenced)	\$ Total
Grants	0	1,527,826	1,527,826
Section 7.12	180,000	502,827	682,827
Internal funding sources	298,958	772,502	1,071,460
<b>Total Funding</b>	<b>478,958</b>	<b>2,803,155</b>	<b>3,282,113</b>

This will take the Capital Works budget for FY 2025-26 to \$11,841,442. The progress of the program will be carefully monitored and reported quarterly.

### 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. Detailed Review of Capital Works Program as at 30 June 2025 [↓](#)



## Review of Capital Works Program as at 30 June 2025

Project Name	Funding Source	Original Budget Full Year	Revised Budget per March QBRs	Actuals Year to Date	June Qtr Adjustment (Over)/Under Type	Amount	Revised Budget	Works status	Comment
<b>Information Systems</b>									
Software Systems Upgrade	General Fund	43,323	43,323	31,965	11,358 Adj	(11,358)	31,965	Completed	Savings returned to General Fund
		120,000	120,000	95,151	24,849 C/F	(24,849)	95,151		Migration 365 project is mostly completed, the final milestone, Sharepoint data migration, is outstanding. Carry forward to FY 2026
Upgrade Microsoft licence	General Fund				0		0	Work in progress	
	General Fund				0		0		
Business 365 Finance and Payroll system	General Fund	43,075	43,075	0	43,075 Adj	(43,075)	0	Deferred	Savings returned to General Fund, to be funded from FY2026 budget
		30,000	30,000	0	30,000 RV	(30,000)	0		PMS is still required. Project was placed on hold due to recruitment of General Manager. Revote to FY 2026
Software - Project Management System	General Fund/Internal Funding	170,000	170,000	106,844	63,156 C/F	(50,000)		Work in progress	
IT & Office equipment	General Fund	0	0	0	0 Adj	(13,156)	106,844	Work in progress	\$50K Budget reallocated to new Meeting Management system. RFQ completed in June 2025 and vendor selected. Carry forward to FY 2026
IT & Office equipment	General Fund							Completed	Savings returned to General Fund
Software system	General Fund/Internal Funding	115,000	115,000	88,826	26,174 C/F	(26,174)	88,826	Work in progress	
									\$20K DR Upgrade is required and will be completed in line with Council's BCP review which is scheduled for later this year. \$10KGIS updates required as part of the LEP/DCP review and Gladesville Masterplan will be still underway.
<b>Total</b>		<b>521,398</b>	<b>521,398</b>	<b>322,786</b>		<b>(198,612)</b>	<b>322,786</b>		
<b>Furniture &amp; Fittings</b>									
Key facilities defibrillators	General Fund	12,000	12,000	0	12,000 RV	(12,000)	0	Work in progress	Revote to FY 2026
Furniture and Fitting Community Buildings	General Fund	65,000	65,000	27,543	37,457 Adj	(22,457)		Work in progress	Savings returned to General Fund
Furniture and Fitting Community Buildings	General Fund	0	0	0	0 RV	(15,000)	27,543	Work in progress	Revote Yarn Upgrades to FY 2026
<b>Total</b>		<b>77,000</b>	<b>77,000</b>	<b>27,543</b>		<b>(49,457)</b>	<b>27,543</b>		
<b>Sustainability Initiatives</b>									
LGA Wide-PV Panels	General Fund	60,000	60,000	0	60,000 RV	(60,000)	0	Not commenced	Co-contribution amount for Community Energy Upgrades Fund. Expect application outcome by end of financial year. Revote to FY 2026
		40,000	40,000	0	40,000 RV	(40,000)	0		
LGA Wide-PV Panels	S 7.12							Not commenced	Co-contribution amount for Community Energy Upgrades Fund. Expect application outcome by end of financial year. Revote to FY 2026
<b>Total</b>		<b>100,000</b>	<b>100,000</b>	<b>0</b>		<b>(100,000)</b>	<b>0</b>		
<b>Plant &amp; Equipment</b>									
Minor Plant - Other Costs	General Fund	5,000	5,000	4,780	220 Adj	(220)	4,780	Completed	Savings returned to General Fund
Public Works Plant	General Fund	340,000	340,000	215,035	124,965 Adj	(124,965)	215,035	Completed	Savings returned to General Fund
Fleet- Motor Vehicles - Other Costs	General Fund	95,000	95,000	38,911	56,089 Adj	(56,089)	38,911	Completed	Savings returned to General Fund
<b>Total</b>		<b>440,000</b>	<b>440,000</b>	<b>258,726</b>		<b>(181,274)</b>	<b>258,726</b>		
<b>Buildings</b>									
Croquet Club	SV	45,099	0	0	0 Adj	0	0	Deferred	Reallocated to Riverside Pre-School flood damage at December Qtr Review
Replace Shed at Rear (Henley Cottage)	SV	0	48,124	5,637	42,488 RV	(42,488)	5,637	Works in Progress	Works in Progress, funding to be carried forward
Riverside Pre School	SV	0	45,099	25,401	19,698 Tfr	(19,698)	25,401	Completed	Savings reallocated to urgent depot cabling works
Henley Day Care Centre - replace fencing	SV	0	0	9,983	-9,983 Tfr	9,983	9,983	Completed	Reallocate funding from riverside pre-school for urgent cabling works
		0	615,000	707,581	-92,581 Tfr	92,581	707,581		Overspend due to unbudgeted refund of contract retention, increase allocation form SV
Boronia Park Sporting & Community Facility	SV							Completed	
Town Hall reception area	General Fund	0	25,992	24,864	1,128 Tfr	(1,128)	24,864	Completed	Savings returned to General Fund
Boronia Park Grandstand Pavilion	SV	214,793	240,000	223,501	16,499 Tfr	(16,499)	223,501	Completed	Saving reallocated to Internal fitout/returned to general fund
Boronia Park Grandstand (Storage & Amenities)	SV	130,000	139,649	150,112	-10,463 Tfr	10,463	150,112	Completed	Saving reallocated to Internal fitout
Boronia Park Toilets-Boronia Park Public Toilets -	SV	105,781	131,781	128,985	2,796 Tfr	(2,796)	128,985	Completed	Savings returned to general fund
Depot Operations Strategy - Buildings	SV	280,000	283,667	320,588	-36,921 Tfr	36,921	320,588	Completed	Reallocate funding from Road Patching underspend
Gladesville Reserve Multi-Sport Community Facility	Grant	1,000,000	1,000,000	273,256	726,744 C/F	(726,744)	273,256	Work in progress	Scheduled for completion late 2025/early 2026
Boronia Park-Community Facilities- Renewal of Comm	S 7.12	50,000	50,000	39,488	10,512 Tfr	(10,512)	39,488	Completed	Savings returned to S 7.12 Reserve
Henley Cottage-Henley Cottage Garage - Electricity	SV	6,166	6,166	0	6,166 RV	-6,166	0	Work in progress	Funds to be revoted
Woolwich Baths-Woolwich Baths Change/Toilets	SV	200,013	200,013	106,001	94,012 RV	(94,012)	106,001	Work in progress	Minor delay due to sourcing of bench seating to be carried forward
Hunters Hill Depot - Urgent Cabling Works	SV	0	0	16,941	-16,941 Tfr	16,941	16,941	Completed	Savings from Riverside Pre-School reallocated for urgent cabling works
<b>Total</b>		<b>2,031,852</b>	<b>2,785,491</b>	<b>2,032,340</b>		<b>(753,151)</b>	<b>2,032,341</b>		
<b>Parks &amp; Sports fields</b>									
CAP-OS-Flitree Park Public Space Legacy project	Grant	0	0	7,738	-7,738 Adj	7,738	7,738	Work in progress	Scheduled for Stage 2
Bollards Program	SV	0	19,106	25,190	-6,084 Adj	6,084	25,190	Complete	
Park Seating Program	SV	39,293	39,293	0	39,293 RV	-39,293	0	Not commenced	Revote to FY 2026
Playground, Gladesville Reserve - Henley	SV	94,556	94,556	94,556	0 Adj	0	94,556	Completed - Design	Complete
Playground Renewals Program- Gladesville Reserve a	Grant	100,000	100,000	26,574	73,426 C/F	(73,426)	26,574	Work in Progress	Carry forward to FY 2026
Parks Signage Project	SV	44,016	44,016	14,346	29,670 C/F	(29,670)	14,346	Work in Progress	Carry forward to FY 2026
Boronia Park South Picnic Sets	SV	5,282	5,282	0	5,282 C/F	(5,282)	0	Not commenced	Carry forward to FY 2026
Boronia Park North Picnic Set	SV	2,641	2,641	0	2,641 C/F	(2,641)	0	Not commenced	Carry forward to FY 2026
Pulpit Pit Reserve- Footpath Renewal	S 7.12	80,000	0	0	0 Adj	0	0	Not commenced	Reallocated to Buffalo Creek Reserve footpath at March Qtr Review
<b>Total</b>		<b>365,788</b>	<b>304,894</b>	<b>168,405</b>		<b>(136,489)</b>	<b>168,405</b>		

## Review of Capital Works Program as at 30 June 2025

Project Name	Funding Source	Original Budget	Revised Budget	Actuals	June Qtr Adjustment	Revised Budget		
CAP-OS-Gladesville Reserve (sport grant project)	Grant	0	278,571	221,215	57,357 C/F	(57,357)	221,215	Work in Progress Carry forward to FY 2026
Boronia Park- Oval 2 extension	SV	70,000	70,000	8,695	61,305 C/F	(61,305)	8,695	Work in Progress Carry forward to FY 2026
<b>Total</b>		<b>70,000</b>	<b>348,571</b>	<b>229,910</b>	<b>118,662</b>	<b>(118,662)</b>	<b>68,940</b>	
<b>Roads and Bridges</b>								
Depot Operations Strategy - Road	General Fund	220,000	229,818	264,934	-35,116 Tfr	35,116	264,934	Complete Reallocate from LGS Patching Program
Depot Operations Strategy - Road	SV	0	0	68,940	-68,940 Tfr	45,523	45,523	Complete Reallocate from Kerb Program
Depot Operations Strategy - Road	SV	0	0	0	0 Tfr	23,417	23,417	Complete Reallocate from Kerb Program
Crown Close-From Ferry Street to End of Road	SV	55,300	55,300	0	55,300 Tfr	(55,300)	0	Deferred Reallocate to other roads works
Lyndhurst Crescent-From Stanley Road Mid Intersect	SV	119,044	119,044	0	119,044 Tfr	(119,044)	0	Deferred Reallocate to other roads works
De Milhau Road-From Centenary Avenue to End of Roa	SV	49,256	49,256	0	49,256 Tfr	(49,256)	0	Deferred Reallocate to other roads works
Rooke Street-From Crescent Street to Rooke Lane	SV	57,100	57,100	0	57,100 Tfr	(57,100)	0	Deferred Reallocate to other roads works
Lyndhurst Crescent-From Mid Intersection to End Mi	SV	66,960	66,960	0	66,960 Tfr	(66,960)	0	Deferred Reallocate to other roads works
Rooke Street-From Rooke Lane to End of Road	SV	66,380	66,380	0	66,380 Tfr	(66,380)	0	Deferred Reallocate to other roads works
Wandella Avenue-From Herberton Avenue to End of Ro	SV	12,544	12,544	0	12,544 Tfr	(12,544)	0	Deferred Reallocate to other roads works
Park Road-From Ryde Road to Princess Street	SV	545,511	545,511	399,431	146,080 Tfr	(146,080)	399,431	Complete Reallocate to other roads works
Crescent Street-From Rooke Street to Bend at Number	SV	243,556	243,556	252,433	-8,877 Tfr	8,877	252,433	Complete Reallocate to other roads works
Road Patching-LGA	General Fund	83,000	83,000	4,361	78,639 Tfr	(78,639)	4,361	Ongoing Reallocate savings to Bedlam Bay \$31k and Boronia Park Depot \$37k
Boronia Park Carpark Rehabilitation	SV	0	0	132,393	-132,393 Tfr	132,393	132,393	Complete Reallocate from other roads works
Makinson St Driveways upgrade	SV	0	0	81,742	-81,742 Tfr	81,742	81,742	Complete Reallocate from other roads works
Park Rd -From Ramleh St to High St	SV	0	0	85,066	-85,066 Tfr	85,066	85,066	Complete Reallocate from other roads works
Werambie St (whole length)	SV	0	0	58,614	-58,614 Tfr	58,614	58,614	Complete Reallocate from other roads works
Barons Cr, Hunters Hill (Park Rd to Last Bus Stop)	SV	0	0	86,236	-86,236 Tfr	86,236	86,236	Complete Reallocate from other roads works
Mary St, Hunters Hill (Mark St to Gladesville Rd)	SV	0	0	100,700	-100,700 Tfr	100,700	100,700	Complete Reallocate from other roads works
<b>Total</b>		<b>1,518,651</b>	<b>1,528,469</b>	<b>1,534,850</b>	<b>(6,381)</b>	<b>6,381</b>	<b>1,534,850</b>	
<b>Traffic &amp; Transport</b>								
LGA Parking Strategy	S 7.12	0	40,000	0	40,000 RV	-40,000	0	Not commenced Revote to FY 2026
Local Area Traffic Management Plan - Boronia	S 7.12	0	60,000	0	60,000 Adj	(60,000)	0	Not required Has been completed in recent years, return to reserve
Bus Stop Upgrade-Upgrade Existing Bus Stops to DDA	S 7.12	100,000	100,000	0	100,000 RV	-100,000	0	Not commenced Revote to FY 2026
Traffic Management - Design	General Fund	28,800	28,800	0	28,800 C/F	-28,800	0	Not commenced Carry forward to FY 2026
Traffic Management - Construction	S 7.12	50,000	50,000	0	50,000 C/F	-50,000	0	Not commenced Carry forward to FY 2026
Traffic Management - LRCI Grant	Grant	71,200	71,200	0	71,200 C/F	-71,200	0	80% design complete Carry forward to FY 2026
Towards Zero Safer Roads - Local Area Traffic Mana	Grant	0	100,000	0	100,000 C/F	-100,000	0	Not commenced Carry forward to FY 2026
Alexandra Street, Foss Rd & Ellesmere Avenue	Grant	0	500,000	900.00	499,100 C/F	-499,100	900	Design stage commen Carry forward to FY 2026
<b>Total</b>		<b>250,000</b>	<b>950,000</b>	<b>900</b>	<b>949,100</b>	<b>(949,100)</b>	<b>900</b>	
<b>Footpaths</b>								
LGA Implementation of Bike Plan Stage 2	SV	0	9,000	0	9,000 Tfr	-9,000	0	Deferred Reallocated to Traffic Management Bike Plan
Everard Street -From Abbey Street and Pittwater Ro	SV	17,064	17,064	0	17,064 Tfr	-17,064	0	Deferred Reallocated to alternate footpath projects below.
Ferry Street -From Muirbank Avenue to Croissey Av	SV	13,320	13,320	0	13,320 Tfr	-13,320	0	Deferred Reallocated to alternate footpath projects below.
Joubert Street-From Martin to end of the road	SV	5,832	5,832	0	5,832 Tfr	-5,832	0	Deferred Reallocated to alternate footpath projects below.
Ferdinand Street -From Cullens Lane to Madenline S	SV	14,976	14,976	0	14,976 Tfr	-14,976	0	Deferred Reallocated to alternate footpath projects below.
D'Aram Street-North Parade to Madeline St	SV	31,590	31,590	0	31,590 Tfr	-31,590	0	Deferred Reallocated to alternate footpath projects below.
Buffalo Creek Reserve-Buffalo Creek Reserve West t	SV	26,730	106,730	0	106,730 Tfr	74,924	181,654	Deferred Reallocated from Kerb & Gutter.
Buffalo Creek Reserve-Buffalo Creek Reserve West from Kerb	SV	0	0	0	0 C/F	-181,654	-181,654	Deferred Carry forward to FY 2026
Boronia Park Reserve-Boronia Park Reserve North to	SV	33,480	33,480	0	33,480 C/F	-33,480	0	Deferred Carry forward to FY 2026
95 Park Rd, 34 Park Rd	SV	0	0	0	0 Tfr	157	157	Deferred Reallocated from Kerb & Gutter.
95 Park Rd, 34 Park Rd	SV	0	0	0	0 Tfr	12,192	12,192	Deferred Reallocated from footpath projects above.
95 Park Rd, 34 Park Rd	SV	0	0	0	0 C/F	-12,349	-12,349	Deferred Carry forward to FY 2026
9 Cowell St	SV	0	0	0	0 Tfr	4,181	4,181	Deferred Reallocated to alternate footpath projects below.
9 Cowell St	SV	0	0	0	0 C/F	-4,181	-4,181	Deferred Carry forward to FY 2026
57 & 53 Hight St	SV	0	0	0	0 Tfr	15,374	15,374	Deferred Reallocated from Kerb & Gutter.
57 & 53 Hight St	SV	0	0	0	0 C/F	-15,374	-15,374	Deferred Carry forward to FY 2026
93 Pittwater Rd	SV	0	0	0	0 Tfr	8,073	8,073	Deferred Reallocated from Kerb & Gutter.
93 Pittwater Rd	SV	0	0	0	0 C/F	-8,073	-8,073	Deferred Carry forward to FY 2026
56,58,58a,62 Blaxland Street & Driveway repairs	SV	0	0	0	0 Tfr	8,094	8,094	Deferred Reallocated from Kerb & Gutter.
56,58,58a,62 Blaxland Street & Driveway repairs	SV	0	0	0	0 C/F	-8,094	-8,094	Deferred Carry forward to FY 2026
13 A Earnshaw St	SV	0	0	0	0 Tfr	3,894	3,894	Deferred Reallocated from footpath projects above.
13 A Earnshaw St	SV	0	0	0	0 C/F	-3,894	-3,894	Deferred Carry forward to FY 2026
Johnson St	SV	0	0	0	0 Tfr	1,815	1,815	Deferred Reallocated from footpath projects above.
Johnson St	SV	0	0	0	0 C/F	-1,815	-1,815	Deferred Carry forward to FY 2026
6-8 Makinson Street to 16 Makinson St	SV	0	0	0	0 Tfr	13,014	13,014	Deferred Reallocated from footpath projects above.
6-8 Makinson Street to 16 Makinson St	SV	0	0	0	0 C/F	-13,014	-13,014	Deferred Carry forward to FY 2026
6A Figtree Rd & 4 Figtree Rd	SV	0	0	0	0 Tfr	5,600	5,600	Deferred Reallocated from footpath projects above.
6A Figtree Rd & 4 Figtree Rd	SV	0	0	0	0 C/F	-5,600	-5,600	Deferred Carry forward to FY 2026
Ryde Rd Intersection front of 155 Ryde Rd.	SV	0	0	0	0 Tfr	9,775	9,775	Deferred Reallocated from footpath projects above.
Ryde Rd Intersection front of 155 Ryde Rd.	SV	0	0	0	0 C/F	-9,775	-9,775	Deferred Carry forward to FY 2026
9,17 & 21 Earl St	SV	0	0	0	0 Tfr	18,786	18,786	Deferred Reallocated from footpath projects above.

## Review of Capital Works Program as at 30 June 2025

Project Name	Funding Source	Original Budget	Revised Budget	Actuals	June Qtr Adjustment	Revised Budget		
9,17 & 21 Earl St	SV	0	0	0	0 C/F	-18,786	Deferred	Carry forward to FY 2026
Corner Figtree and Martin St	SV	0	0	0	0 Tfr	11,836	Deferred	Reallocated from footpath projects above.
Corner Figtree and Martin St	SV	0	0	0	0 C/F	-11,836	Deferred	Carry forward to FY 2026
1 George St & 2 Joubert S	SV	0	0	0	0 Tfr	5,646	Deferred	Reallocated from footpath projects above.
1 George St & 2 Joubert S	SV	0	0	0	0 C/F	-5,646	Deferred	Carry forward to FY 2026
<b>Total</b>		<b>142,992</b>	<b>231,992</b>	<b>0</b>	<b>231,992</b>	<b>(231,992)</b>	<b>(0)</b>	
<b>Kerb &amp; Gutter</b>								
Park Road - High Street to Ramleh Street - Left	SV	45,523	45,523	0	45,523 Tfr	-45,523	0 Deferred	Reallocate to Depot Project
Park Road - High Street to Ramleh Street - Right	SV	238,456	238,456	32,393	206,063 C/F	-71,823	166,633 Deferred	Carry forward to FY 2026
Park Road - High Street to Ramleh Street - Right transfer to Depot Project	SV	0	0	0	0 Tfr	-23,437	-23,437 Deferred	Reallocate to Depot Project
Park Road - High Street to Ramleh Street - Right transfer to Footpath Project	SV	0	0	0	0 Tfr	-110,803	-110,803 Deferred	Reallocate to Footpath Program
Park Road - Ryde Road to Princes Street - Left	SV	74,131	74,131	0	74,131 C/F	-74,131	0 Deferred	Carry forward to FY 2026
Park Road - Ryde Road to Princes Street - Right	SV	74,131	74,131	9,875	64,256 C/F	-64,256	9,875 Deferred	Carry forward to FY 2026
<b>Total</b>		<b>432,241</b>	<b>432,241</b>	<b>42,268</b>	<b>389,973</b>	<b>(389,974)</b>	<b>42,268</b>	
<b>Stormwater &amp; Drainage</b>								
Riverglade Reserve	General Fund	35,000	35,000	30,462	4,538 Adj	-4,538	30,462 Completed	Savings returned to General Fund
CAP-D-FY23-LGA Flood Study	S 7.12	120,000	120,000	0	120,000 C/F	-120,000	0 Deferred	Carry forward to FY 2026
Stormwater Pit Renewal - Inspected	SV	6,041	0	0	0 Adj	0	0 Deferred	Reallocated to below program in June 2025
Gladesville Rd (s7.12 prev. Woolwich Stormwater Up	S 7.12	250,000	0	0	0 Adj	0	0 Deferred	Reallocated to below program in June 2025
LGA Stormwater Management Plan	S 7.12	19,499	0	0	0 Adj	0	0 Deferred	Reallocated to below program in June 2025
Pit Replacement -Existing Lintel upgrade at Makinson	SV	6,192	0	0	0 Adj	0	0 Deferred	Reallocated to below program in June 2025
Stormwater improvement-Venus/Junction Street and M	S 7.12	100,000	0	0	0 Adj	0	0 Deferred	Reallocated to below program in June 2025
Alexandra Street, Foss Rd & Ellesmere Avenue	S 7.12	0	30,000	18,073	11,927 C/F	-11,927	18,073 Work in progress	Carry forward to FY 2026
1 Hilcrest Av Gladesville	S 7.12	0	78,000	8,281	69,719 C/F	-69,719	8,281 Work in progress	Carry forward to FY 2026
Junction St Hs2	S 7.12	0	105,000	0	105,000 C/F	-105,000	0 Work in progress	Carry forward to FY 2026
Martin St	S 7.12	0	53,000	0	53,000 C/F	-53,000	0 Work in progress	Carry forward to FY 2026
Milling St	S 7.12	0	100,000	8,281	91,719 C/F	-91,719	8,281 Work in progress	Carry forward to FY 2026
Stormwater maintenance 24 The Point Rd	S 7.12	0	8,000	6,538	1,463 C/F	-1,463	6,538 Work in progress	Carry forward to FY 2026
<b>Total</b>		<b>536,732</b>	<b>529,000</b>	<b>71,635</b>	<b>457,365</b>	<b>(457,365)</b>	<b>71,635</b>	
<b>Marine Structures</b>								
CAP-OS-FY23-Bedlam Bay Swim Site (DPIE grant)	Grant	0	407,444	438,518	-31,074 Tfr	-31,074	376,370 Completed	Reallocated from Road Patching Program
Collingwood Reserve - Ocean Bath	SV	43,127	43,127	44,175	-1,048 Adj	-1,048	42,079 Completed	Additional allocation from General Fund
<b>Total</b>		<b>43,127</b>	<b>450,571</b>	<b>482,693</b>	<b>(32,122)</b>	<b>(32,122)</b>	<b>418,449</b>	

<b>ITEM NO</b>	: 4.5
<b>SUBJECT</b>	: INVESTMENT STRATEGY, POLICY & PORTFOLIO REVIEW FOR YEAR ENDING 30 JUNE 2025
<b>STRATEGIC OUTCOME</b>	: COUNCIL IS FINANCIALLY SUSTAINABLE
<b>ACTION</b>	: PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
<b>REPORTING OFFICER</b>	: CHRISTIAN MENDAY

Ref:785125

**PURPOSE**

The purpose of this report is to provide information regarding the strategy, policy and portfolio review of Council's investments for the year ending 30 June 2025.

**RECOMMENDATION**

1. That the report be received and noted.
2. That the amendments to the Investment Policy be adopted.

**BACKGROUND**

The Investment Policy Guidelines, issued under section 23A of the *Local Government Act 1993*, states that councils should:

- Have an appropriate policy that guides the investment of ratepayers' funds.
- Approve the investment policy, and any amendments, by resolution of Council.
- Review the policy each year, and have a mechanism in place to support open and transparent reporting of council investments.

Council receives a monthly report on the performance of investments per Clause 212 of the *Local Government (General) Regulations 2021*.

This report provides additional information recommended by the Office of Local Government's Investment Policy Guidelines, regarding the review of Council's existing policy and information on Council's short to medium term investment strategy.

**PORTFOLIO REVIEW AND INVESTMENT STRATEGY**

**Attachment 1** is the Portfolio Review & Investment Strategy for the year ending 30 June 2025 which has been prepared by Council's investment advisory services provider.

The advisor's report details the **annual performance** of the portfolio with the following key points:



- the portfolio returned 5.23% versus the benchmark's 4.39%, aided by solid returns from the NSW TCorp Medium Term Growth Fund,
- \$826,609.80 interest income accrued on deposits. \$1,227,424.61 interest payments were received (some of which had been accrued in previous years),
- There was \$171,152.09 capital appreciation to the TCorp managed fund.

### Investment Strategy Recommendations

The following key strategic advice has been given:

- Depending on cashflow requirements, Council continue to add to its long dated portfolio as suitable investments are issued.
- That council move from the TCorp Medium Term Growth Fund to the TCorp Long Term Growth Fund (LTGF). The medium-term fund, comprises of approximately 40% growth assets and 60% defensive asset exposures (cash, term deposits and floating rate notes). Whereas, LTGF has the opposite ratio of growth and defence asset exposure. The LTGF would be a good complement to Council's existing directly held cash, term deposits and floating rates portfolio.

Staff will act on this advice as cash flow requirements allow. When work commences on the refining the Long Term Financial Plan, staff will develop firmer strategies for cash flow requirements.

### REVIEW OF COUNCIL'S INVESTMENT POLICY

The report reviews Council's Investment Policy with the following key observations and recommendations.

- The Investment Policy is providing a sound framework for a well-diversified and high credit quality portfolio.
- As there have been no changes to legislation over the past 12 months the advisor recommends that not updates to the Investment Policy this year.

Staff has reviewed this advice and considers, nevertheless, that some changes are needed.

The following key changes are recommended:

- The "Purpose" and "Scope" sections be written in plain English so that it is easier to understand for the community and users.
- The internal controls detailed in the "Delegation of Authority to Invest" be made more precise.

Community consultation is not recommended as these revisions do not result in substantive changes to the purpose or principles of the policy. While the attached policy, has been revised the key principles have not been altered to the degree that consultation is recommended.

**Attachment 2** is a marked-up copy of the Policy with the proposed changes. Text that is proposed to be removed is struck-through. Text that is proposed to be added is coloured red.

## ATTACHMENTS

1. Prudential Investment Services Review of Investments Performance, Strategy and Policy FY2025 [↓](#)
2. Marked-up revision of Investment Policy [↓](#)



28 July 2025

Mr Christian Menday  
Chief Financial Officer  
Hunter's Hill Council  
22 Alexandra Street  
HUNTERS HILL NSW 2110

Dear Christian,

**Investment Strategy, Policy, and Portfolio Review – 2024/25 Financial Year**

Please find attached Council's Investment Strategy, Policy, and Portfolio Review for the 2024/25 financial year.

Over the year, there was further strength in the financial markets despite a myriad of obstacles. Optimism was gleaned from global central bank rate cuts, economic conditions proving better than feared, pauses on the worst of the US tariff threats and the most recent Iranian/Israeli tensions coming off the boil, at least for the short term.

However, the persistent threat of an increase in trade barriers driven by the chaotic, on again off again tariff messaging coming out of the US has created an uncertain environment, depressing sentiment measures around the world and weighing on spending by businesses and households.

In Australia, economic activity has been positive, but sluggish, to start 2025 and there are signs of further weakness particularly around lower than expected household consumption. The market is pricing in 75bps worth of rate cuts by the RBA over 2025/26 to take the cash rate to 3.10% by mid-2026.

Over the 2024/25 financial year, Council's portfolio returned 5.23% versus the benchmark's 4.39%, aided by solid returns from the NSW TCorp Medium Term Growth Fund.

Council's Investment Policy is providing a sound framework for a well diversified and high credit quality portfolio and there have been no changes to legislation over the past 12 months, therefore no updates to the Investment Policy are recommended.

Please call with any questions and/or we can arrange a meeting at your convenience to discuss in more detail.

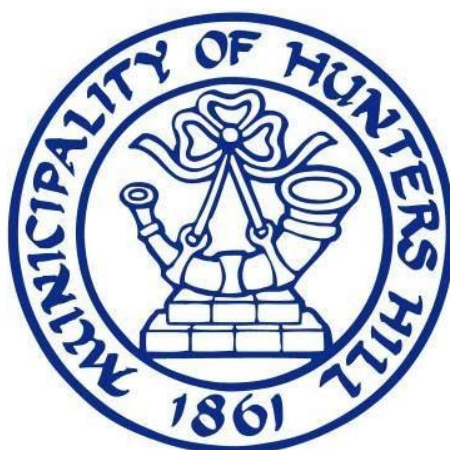
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Erik Gates', enclosed in a thin black rectangular border.

**Erik Gates**

**Director**

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## **Investment Strategy and Portfolio Review 2024/25 Financial Year**

*Hunter's Hill Council Investment Strategy, Policy and Portfolio Review 2024/25 FY*

*Page 2*



## Table of Contents

Executive Summary .....	4
Investment Climate.....	5
Interest Rate Environment.....	9
Investment Policy Review .....	13
Investment Portfolio Structure and Exposures vs Policy Limits ....	14
Portfolio Performance, Interest Details & Capital Movements .....	18
Investment Strategy Recommendations.....	20
Looking Forward – Value in the Market .....	23
Appendix A – Council’s Non-ADI investments .....	24
Appendix B – NSW Local Government Eligible Investments .....	27
Appendix C – Australian ADI Credit Ratings.....	31
Appendix D – Standard & Poor’s Credit Ratings Definitions .....	32



## **Executive Summary**

### **Investment Climate:**

- The 2024/25 financial year saw further strength in the financial markets despite a myriad of obstacles. Optimism was gleaned from global central bank rate cuts, economic conditions proving better than feared, pauses on the worst of the US tariff threats and the Iranian/Israeli tensions coming off the boil, at least for the short term.
- However, the persistent threat of an increase in trade barriers driven by the chaotic, on again off again tariff messaging coming out of the US has created an uncertain environment, depressing sentiment measures around the world and weighing on spending by businesses and households.
- In Australia, economic activity has been positive, but sluggish, to start 2025 and there are signs of further weakness particularly around lower than expected household consumption.
- Domestically, the main concern of the US-initiated tariff war is the flow on effect that it may have with Australia's major trading partners, particularly China which is also searching for answers to weak consumer confidence.
- With the cash rate at 3.85% at the end of 2024/25, the market is pricing in 50 basis points worth of rate cuts by the end of 2025 and another 25 basis point cut in early 2026 to leave cash standing at 3.10% in 12 months.

### **Investment Portfolio:**

- Over the 2024/25 financial year, Council's portfolio returned 5.23% versus the benchmark's 4.39%, aided by solid returns from the NSW TCorp Medium Term Growth Fund.
- After various amendments over several years, Council's Investment Policy is providing a sound framework for a well diversified and high credit quality portfolio and there have been no changes to legislation over the past 12 months, therefore no updates to the Investment Policy are recommended.
- Looking forward:
  - It is recommended to lock in competitive rates in the 6-12 month area if possible. Less than six month terms are only recommended for known expenditures.
  - Beyond 12 months, long dated FRNs remain recommended over fixed rate bonds.
  - Providing the growth fund holdings are still being held as long term investments and Council is accepting of short term volatility for the potential of better long term returns, it is proposed that Council consider moving its TCorp Medium Term holdings into TCorp's Long Term Growth Fund.

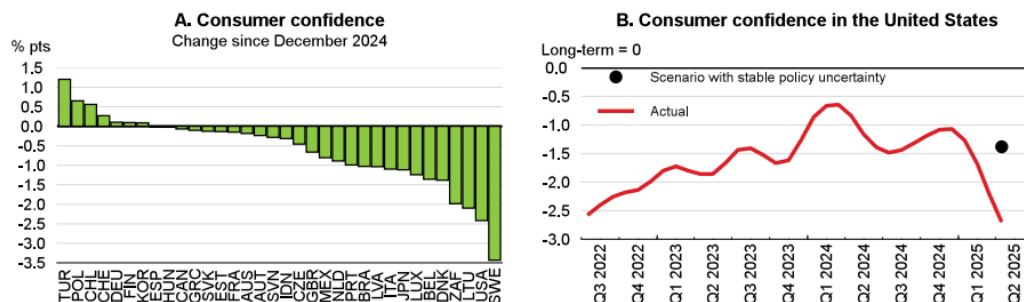


## Investment Climate

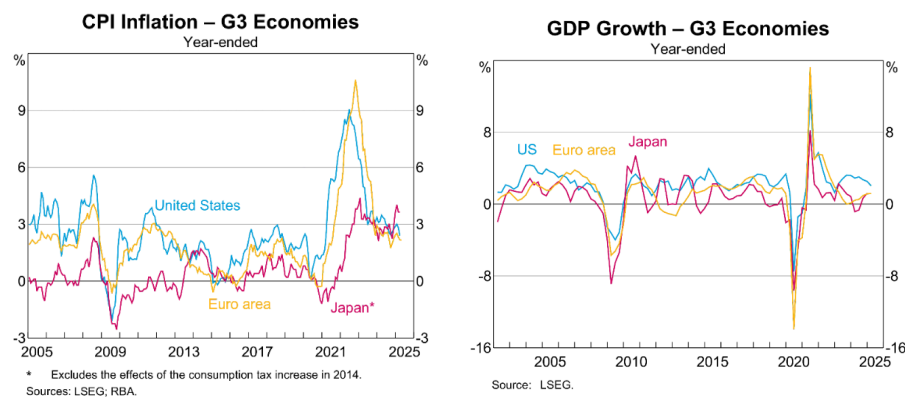
### International Economic Overview

The 2024/25 financial year saw further strength in the financial markets despite a myriad of obstacles, including recession fears, worries about US tariffs and war with Iran. Optimism was gleaned from global central bank rate cuts, economic conditions proving better than feared, pauses on the worst of the US tariff threats and the Iranian/Israeli tensions coming off the boil, at least for the short term.

However, the persistent threat of an increase in trade barriers driven by the chaotic, on again off again tariff messaging coming out of the US has created an uncertain environment, depressing sentiment measures in several developed economies around the world and weighing on spending by businesses and households.



The potential effects on global inflation due to tariffs, either actual or perceived, remain ambiguous and likely to vary across countries. Inflation in the US is expected to increase in the near term as higher tariffs would largely be passed through to consumer prices. Countries not levying new tariffs, including Australia, are more likely to see downward pressure on inflation as weaker global demand, and the possible diversion of goods that would otherwise have been sold to the US, depress prices. But it is also possible that tariffs could impair the complex interlinkages in global supply chains, in turn lifting the prices of traded goods globally.





The International Monetary Fund (IMF), in its most recent World Economic Outlook, has lowered its projections for global economic growth noting:

*Global growth is projected to decline after a period of steady but underwhelming performance, amid policy shifts and new uncertainties.*

Total world output is now expected to end 2025 up 2.8% and another 3% in 2026, down from forecasts of 3.3% gains in both years made only six months ago. Among major economies, the IMF notes:

- In the United States, consumer, business, and investor sentiment was optimistic at the beginning of the year but has recently shifted to a notably more pessimistic stance as uncertainty has taken hold and new tariffs have been announced. Growth is now projected to be 1.8% in 2025, down from the projected 2.7% before all the tariff talk.
- In the euro area, domestic demand has been subdued and, with the exception of Germany, the contribution of consumption growth may have peaked in its largest economies. Weak consumer sentiment and elevated uncertainty have raised precautionary saving while weighing down consumption growth.
- For China, prolonged weakness in the real estate sector and its ramifications, including those for local government finances, have been a main concern. When the pandemic seized the Chinese economy, signs of a downturn in the credit-fuelled property market were gathering. This vulnerability has depressed domestic demand, even as policymakers have searched for measures to tackle property market oversupply and bolster confidence. Consumer confidence, after a decade of moving closely with that in the rest of the world, plunged in early 2022 and has not recovered.

## World Economic Outlook Growth Projections

(Real GDP, annual percent change)	PROJECTIONS		
	2024	2025	2026
<b>World Output</b>	<b>3.3</b>	<b>2.8</b>	<b>3.0</b>
<b>Advanced Economies</b>	<b>1.8</b>	<b>1.4</b>	<b>1.5</b>
United States	2.8	1.8	1.7
Euro Area	0.9	0.8	1.2
Germany	-0.2	0.0	0.9
France	1.1	0.6	1.0
Italy	0.7	0.4	0.8
Spain	3.2	2.5	1.8
Japan	0.1	0.6	0.6
United Kingdom	1.1	1.1	1.4
Canada	1.5	1.4	1.6
Other Advanced Economies	2.2	1.8	2.0
<b>Emerging Market and Developing Economies</b>	<b>4.3</b>	<b>3.7</b>	<b>3.9</b>
Emerging and Developing Asia	5.3	4.5	4.6
China	5.0	4.0	4.0





## Australian Economic Overview

Prior to the escalation in international trade tensions, economic activity in Australia had been positive, but sluggish, at the start of 2025. GDP growth had increased in the December quarter 2024, +0.6%, and more modestly in the March quarter, +0.2%, resulting with year-over-year figures of 1.3% for both quarters.

Along with the lacklustre growth, there were other signs of weakness. Indicators of household spending suggested that growth in consumption in early 2025 had been lower than initially expected. But underlying momentum also appeared to have been weaker, continuing a pattern that had been evident for some time, and declines in real household disposable income remained a constraint on consumption.

And then US President Trump's tariff announcement in early April triggered market selloffs in anticipation of sharp increases in global inflation and a slowdown of economic growth. The subsequent pauses and back tracking, threats and concessions, coming out of the White House has left the markets somewhat numb to the daily noise.

Domestically, less than 5% of Australian exports, worth about 0.9% of GDP, go to the US and much of this will continue albeit they will be more expensive in the US. All up the direct impact to GDP growth is expected to be around 0.20%, not enough to push Australia into a recession.

Australia's Top Exports to the US	2024 Exports to the US (A\$bn)	% of Australia's Goods Exports to the US	% of Australia's Goods Exports	% of Industry Exports	% of Australia's GDP
Meat	6.1	25.7	1.2	28.7	0.23
Gold & gold coin	3.6	15.0	0.7	53.9	0.13
Pharmaceutical products	2.1	8.6	0.4	38.1	0.08
Transport equipment	1.2	5.2	0.2	36.3	0.05
Professional instruments	1.2	5.0	0.2	29.2	0.04
Misc. manufactured items	1.0	4.0	0.2	20.0	0.04
Confidential items	0.9	3.7	0.2	11.7	0.03
Aluminium	0.4	1.6	0.1	6.7	0.01
Iron & steel	0.4	1.8	0.1	31.8	0.02
Other non-ferrous metals	0.3	1.3	0.1	3.3	0.01
Other	6.7	28.0	1.3	1.6	0.25
<b>Total Exports to the US</b>	<b>23.8</b>	<b>100.0</b>	<b>4.6</b>	<b>4.6</b>	<b>0.87</b>

The main concern is the flow on effect that the US trade war with Australia's major trading partners, particularly China, will have on those economies. On the positive side, a weaker Australian dollar and lower interest rates will help our exporters.

After remaining around 4.1% at the beginning of 2025, Australia's unemployment rate edged higher in June to 4.3%, much of which was driven by a material increase in youth unemployment (ages 15-24), up 0.9% to 10.4%. The labour market updates suggest a gradual softening in conditions may be resuming after the recent period of resiliency and causing some economists to question the RBA's decision to leave the cash rate unchanged in early July.

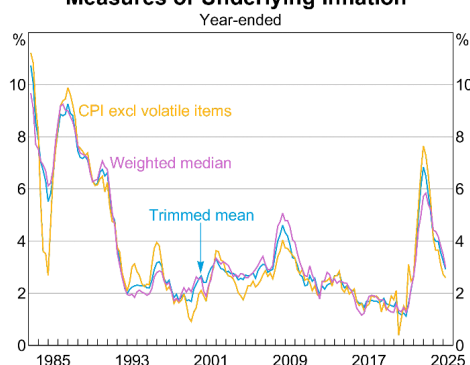
Inflation has fallen substantially since its peak in December 2022, as higher interest rates have been working to bring aggregate demand and supply closer towards



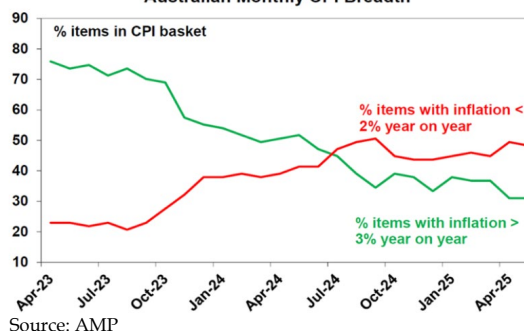
balance. Latest quarterly data showed headline inflation was at the midpoint of the RBA's 2-3% target range while the central bank's preferred measure, trimmed mean inflation, was at 2.9%.

Meanwhile the latest monthly Australian inflation data, albeit not as comprehensive as the quarterly releases, eased further than expected, with headline CPI at 2.1%, down from 2.4% last month, and trimmed mean falling to 2.4% from 2.8%, the lowest rate since November 2021.

#### Measures of Underlying Inflation\*



#### Australian Monthly CPI Breadth



The fall in Australian inflation is broad based. Around 50% of CPI items recorded inflation below 2% year on year. And the slowdown is consistent with easing price pressures being reported in business surveys.



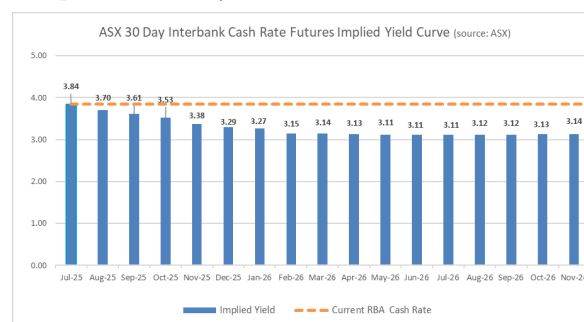
### Interest Rate Environment

In a surprise move, the RBA held the official cash rate at 3.85% at its early-July meeting. The RBA Board noted that:

*"it could wait for a little more information to confirm that inflation remains on track to reach 2.5 per cent on a sustainable basis. It noted that monetary policy is well placed to respond decisively to international developments if they were to have material implications for activity and inflation in Australia."*

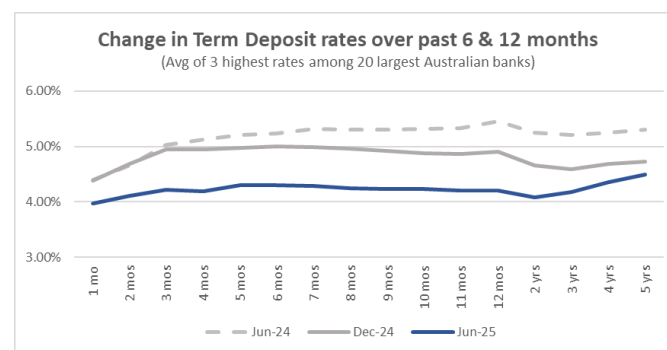
However, many economists were sceptical about the central bank's take on the situation and see future rate cuts as a timing issue rather than one of magnitude.

The market is still pricing in 50 basis points worth of rate cuts by the end of 2025 and another 25 basis point cut in early 2026:



The average term deposit rates on a selection of the largest Australian banks are at their lowest point over the 2024/25 FY for terms from 1 month to 5 years.

Rates between 6 to 12 months are relatively flat across several banks making 12 month rates attractive versus shorter periods particularly if the RBA cuts rates as the market expects. Some aggressively priced 5 year bank specials have been pulling up the average at the long end and may be good opportunities for long term holdings.





## International & Australian Asset Classes

With global inflation trending lower, and despite geopolitical tensions and threats heating up around the world, the 2024/25 FY saw solid returns across most asset classes with domestic and international shares among the top performing sectors:

### Asset class summary

Asset class returns in Australian dollars – periods to 30 June 2025

	CYTD %	1 month %	3 months %	1 year %	3 years pa %	5 years pa %	10 years pa %
Australian shares	6.4	1.4	9.5	13.7	13.3	11.8	8.8
Global shares (hedged)	7.0	3.8	9.3	13.3	15.8	12.6	9.7
Global shares (unhedged)	4.0	2.6	6.0	18.4	19.2	14.8	11.8
Emerging markets (unhedged)	8.9	4.1	6.5	17.5	11.5	7.9	6.5
Australian property securities	6.0	1.7	13.4	13.8	14.8	12.5	8.5
Global property securities (hedged)	3.3	0.4	2.6	8.4	2.2	4.4	3.0
Global listed infrastructure (hedged)	6.2	0.2	2.1	14.7	5.1	7.0	6.7
Australian bonds	4.0	0.7	2.6	6.8	3.9	-0.1	2.3
Global bonds (hedged)	2.7	0.9	1.5	5.4	2.3	-0.6	2.0
Global high yield bonds (hedged)	4.5	1.8	3.4	8.3	7.8	4.1	4.5
Australian inflation-linked bonds	3.0	0.6	2.2	5.3	4.9	2.8	2.7
Cash	2.1	0.3	1.0	4.4	3.9	2.3	2.0
AUD/USD	5.8	1.8	5.2	-1.9	-1.6	-1.0	-1.6

Past performance is not a reliable indicator of future performance.

Source: MLC Asset Management

Global shares experienced a rollercoaster ride over the 2024/25 FY, particularly the past six months, but ultimately ended up nearly 12% for the 12 months ending June. US President Trump's aggressive agenda of sharply raising tariffs saw share markets fall sharply in early April. The subsequent announcement of a '90 day pause' on tariffs then allowed a share recovery and markets have since been trying to shift through the daily noise without overreacting to threats and bluffs.

In the US, Wall Street's benchmark S&P 500 Index ended June at an historic high. Optimism on the potential of AI and solid profit growth by US technology companies continue to be the key drivers for US share gains. Investors are also confident that the US central bank will be cutting interest rates later this year despite the inflation risk from tariffs.

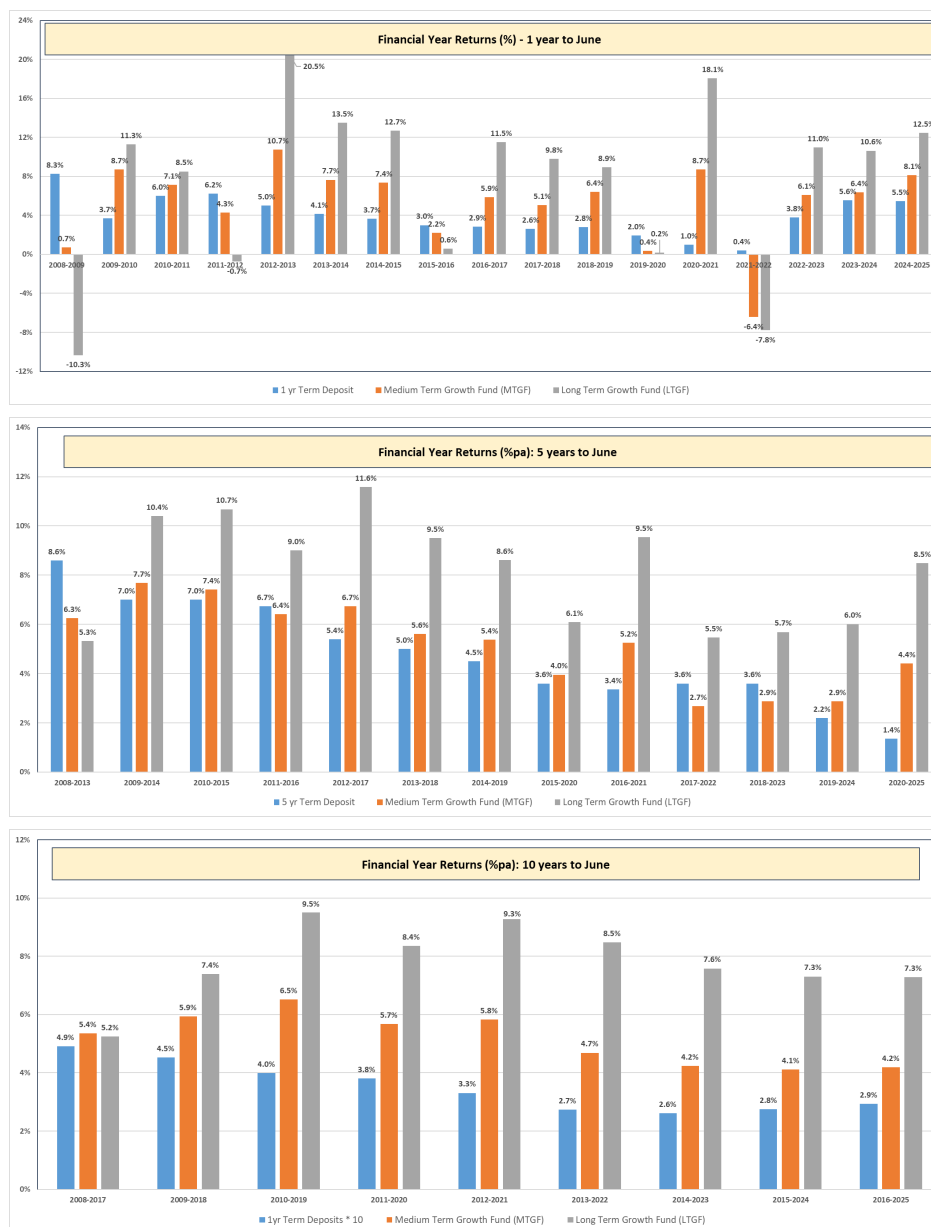
Asian share markets also delivered impressive performances. Japan, Korea, Hong Kong, and Taiwan posted strong returns in local currency terms over the past six months. Despite ongoing weakness in its residential property market and concerns over growth prospects given US tariffs, Chinese shares recorded gains of over 15% for the past 12 months.

Australian bonds delivered a solid 4% return for the past six months as lowering inflation results have seen investors become more optimistic that the RBA will continue to cut interest rates this year.

NSW councils are able to access a wide range of asset classes through the NSW TCorpIM Medium Term and Long Term Growth Funds. The following charts show the returns from these funds over 1, 5, and 10 year periods for each financial year versus a 1 year rolling term deposit portfolio.



The Long Term Growth Fund (grey bars) has growth asset exposure of approximately 70%. Meanwhile, the growth asset exposure of the Medium Term Growth Fund (orange bars) is approximately 40%:





As the charts show, long term performance of the funds become less volatile the longer the investments are held. Also, the presence of growth assets in the portfolio has historically resulted in better long term returns, particularly against a term deposit portfolio. Consequently, when investing in growth assets such as domestic and international shares and property, either directly or through managed funds such as the NSW TCorpIM growth funds, it is important to keep a long term view, particularly during times of short term volatility.

Looking forward, views of leading economists include:

- Global share markets are likely to be challenged by ongoing political risks. The continuing Russian-Ukraine war is casting a shadow over Europe which has generated insecurity and motivated large increases in defence spending. The brief, yet violent, conflict between Israel and Iran in June may prove to be a forewarning of a chaotic Middle East that could threaten global oil supplies
- Bonds are likely to provide returns around running yield or a bit more, as growth weakens, and central banks continue to ease rates.
- Unlisted commercial property returns are expected to improve in 2025 as office prices have already had sharp falls in response to the lagged impact of high bond yields and working from home.
- Australian home prices have started an upswing on the back of lower interest rates. But it is likely to be modest initially with US tariff worries constraining buyers. Home prices may rise around 5 - 6% this year given expectations of rate cuts by the RBA.
- Cash and bank deposits are expected to provide returns of around 4%, but they are likely to slow as the cash rate falls.
- The \$A is likely to be buffeted in the near term between the negative global impact of US tariffs and the potential positive of a further fall in the overvalued US dollar. Undervaluation should support it on a medium-term view with fair value around \$US0.73.

*Commentary sources: AMP Capital Markets; International Monetary Fund's World Economic Outlook; Reserve Bank of Australia; MLC Asset Management.*



### **Investment Policy Review**

Council reviews the Investment Policy annually. Over the past several years the following changes were enacted:

- **September 2021:**
  - Clarification of limits for NSW TCorpIM Growth Funds as Council initiated its investment in growth assets via the Medium Term Growth Fund.
  - Tightening of limits in the Counterparty/Institutional Credit Framework to help ensure better diversification and risk management for the portfolio.
- **August 2022:** no changes made.
- **August 2023:**
  - Streamlined sections 8.2 *Overall Portfolio Limits* & 8.3 *Counterparty/Institution Credit Framework* which included removing allowance for the use of BBB- and Unrated banks, thereby further tightening the credit quality of the investment portfolio.
- **July 2024:**
  - Increased limit allowed for NSW TCorp growth funds from 10% to 15% to provide more room for potential future gains. Due to a reduction in Council's overall investment portfolio in 2023/24 and good performance in the NSW TCorpIM Medium Term Growth Fund, which increased the balance in the account, exposure to the TCorp fund had been exceeding the 10% limit.
  - A paragraph was added stating that:  
*Investments are to comply with the credit limit frameworks as at the time of placement. Any subsequent unintended breaches due to investment maturities, redemptions or other causes for change to portfolio size will be monitored and addressed when practicable but not necessitate divestments in and of itself.*  
 This helps avoid a situation where Council would have to redeem holdings in the growth fund(s) due to Council's investment holdings temporarily declining.

The Investment Policy is providing a sound framework for a well diversified and high credit quality portfolio and there have been no changes to legislation over the past 12 months, therefore no updates to the Investment Policy are recommended this year.



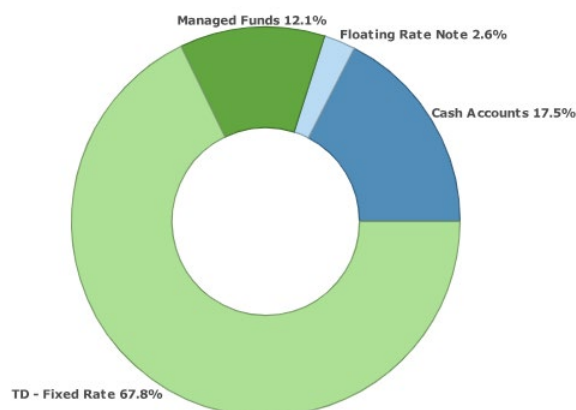
### Investment Portfolio Structure and Exposures vs Policy Limits

Council has a well-diversified investment portfolio across a wide range of asset types including:

- **Cash:** including the Macquarie Bank Accelerator account and a CBA online saver account earning the official cash rate.
- **Term Deposits:** fixed rate deposits among a selection of Australian Authorised Deposit taking Institutions (ADIs).
- **Fixed Interest Securities:**
  - A CBA floating rate note
- **Growth Assets** via NSW TCorpIM Medium Term Growth Fund (further details on page 21 and in Appendix A).

Asset Allocation as of June 30:

Portfolio Holdings	
Asset	Face Value (\$)
<b>Cash Accounts</b>	
	3,310,191.84
<b>Floating Rate Note</b>	
	500,000.00
<b>Managed Funds</b>	
	2,287,652.00
<b>Term Deposits - Fixed Rate</b>	
	12,855,008.31
	<b>18,952,852.15</b>



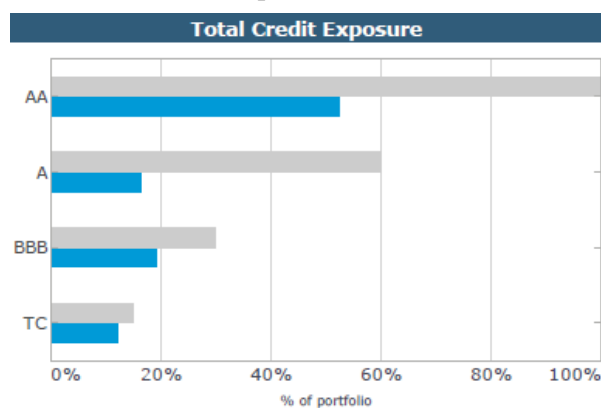




The following tables summarise Council's Investment Portfolio, as of June 30, in terms of its Investment Policy Framework:

- A. Overall Portfolio Credit Limits
- B. Individual Institution Limits, and
- C. Term to Maturity Limits

**A. Overall Portfolio Credit Exposures:**



Credit Rating Group	Face Value (\$)		Policy Max	
AA	9,934,438	52%	100%	✓
A	3,075,754	16%	60%	✓
BBB	3,655,008	19%	30%	✓
TC	2,287,652	12%	15%	✓
<b>18,952,852</b>				

Council's portfolio remains well diversified, and within policy limits, across investment grade rated banks and the NSW TCorpIM Medium Term Growth Fund.

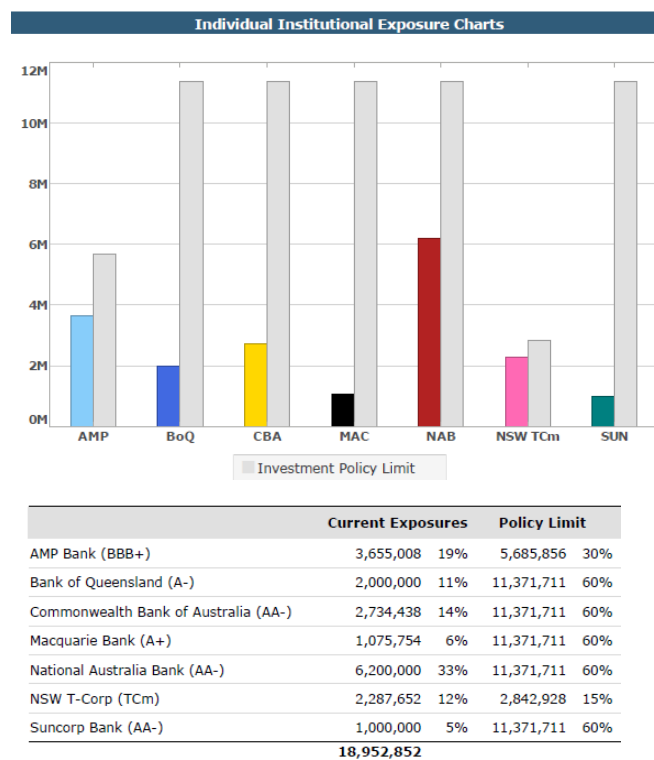
A list of Australian ADIs with their current credit ratings are included in Appendix C of this review.



### B. Individual Institution Exposures:

Council's investments are predominately in deposits/securities with highly rated Australian Authorised Deposit taking Institutions (ADIs) regulated by the Australian Prudential Regulation Authority (APRA).

Exposures versus policy limits as of 30 June:

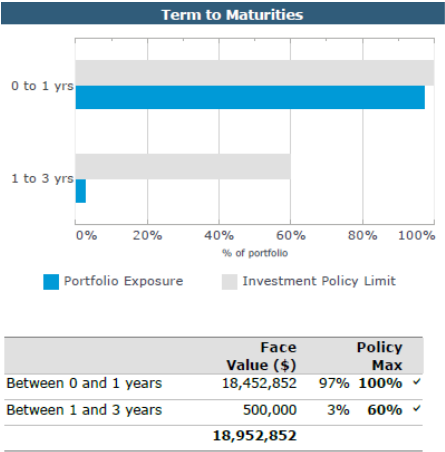


Council has a very well diversified range of institutions and asset classes, via the NSW TCorp growth fund, in its investment portfolio (see page 22 for the overall asset allocation of the portfolio).



C. Term to Maturity Exposures:

Council’s investment portfolio is well diversified across all time horizons:



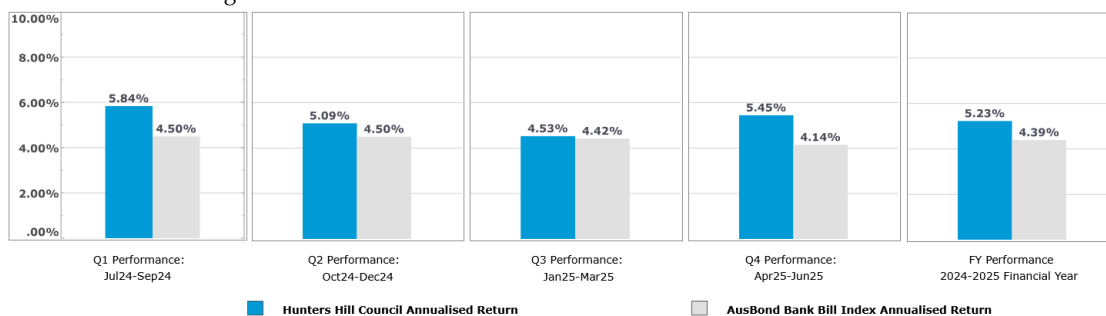
Council’s holdings in the NSW TCorpIM Medium Term Fund, totalling \$2.2m, is in the “Between 0 and 1 year” category above. While these are held as long term investments, they are available to be liquidated within days.

Depending on Council’s long term cash expenditure requirements, it is recommended considering more long dated floating rate notes as suitable opportunities arise.

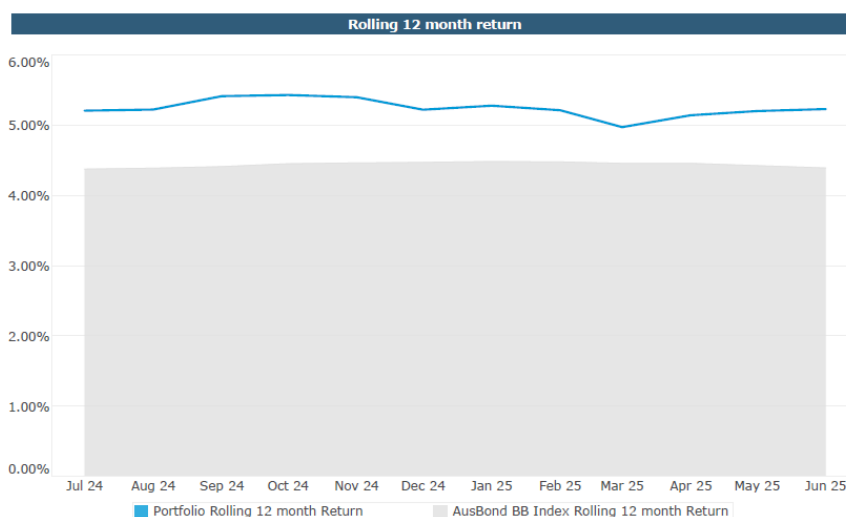


### Portfolio Performance, Interest Details & Capital Movements

The charts below show Council's 2024/25 quarterly and financial year portfolio returns against benchmark:



The chart below shows Council's total portfolio return on a rolling 12 month basis:



Over the 2024/25 financial year, Council's portfolio returned 5.23% versus the benchmark's 4.39%. *(Marked-to-market returns include any changes on underlying security valuations based upon current market interest rates).*

At the end of June, Council's term deposit portfolio was yielding 4.53%pa. This will likely decline over the coming months as the best term deposit rates are now in the lower 4% area with the market pricing in further interest rate cuts by the RBA.



## Interest Accrued

Summary of Interest Accrued Calculations up to 30-Jun-25													
Instrument	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Grand Total
Cash	12,721.03	11,291.23	13,083.71	13,300.76	12,659.94	12,130.19	10,315.3	9,197.48	13,025.97	16,237.7	15,209.14	7,425.05	146,597.50
Floating Rate Note	2,360.71	2,379.48	2,302.73	2,370.04	2,286.99	2,363.22	2,343.62	2,105.63	2,331.25	2,188.06	2,207.28	2,136.08	27,375.09
Term Deposit	57,167.75	57,308.29	62,394.94	63,405.75	59,908.1	63,633.25	59,593.54	45,027.32	45,016.99	42,158.23	44,944.85	52,178.2	652,637.21
<b>Grand Total</b>	<b>72,249.49</b>	<b>79,979</b>	<b>77,781.38</b>	<b>79,076.55</b>	<b>74,855.93</b>	<b>78,126.66</b>	<b>72,252.46</b>	<b>56,330.43</b>	<b>60,374.21</b>	<b>60,583.99</b>	<b>62,261.27</b>	<b>61,739.33</b>	<b>926,609.80</b>

Council's portfolio accrued over \$825k in interest during the 2024/25 financial year.

## Interest Received

Summary of Interest Received Calculations up to 30-Jun-25													
Instrument	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Grand Total
Cash	23,187.2	11,989.21	11,573.39	13,111.92	12,812.32	13,461.05	19,700.9	9,163.62	9,398.08	12,912.55	16,193.24	15,182.88	168,683.94
Floating Rate Note	6,862.9			6,984.94			6,937.19			6,843.32			27,628.35
Term Deposit	166,746.03	242,586.39	52,500	80,220.82	81,746.3	13,071.78	54,347.4	28,467.1	65,010.02	21,252.33	108,423.05	116,741.1	1,031,412.32
<b>Grand Total</b>	<b>196,796.13</b>	<b>254,572.6</b>	<b>64,073.39</b>	<b>100,317.68</b>	<b>94,558.62</b>	<b>26,533.43</b>	<b>80,985.49</b>	<b>37,630.72</b>	<b>74,408.08</b>	<b>41,008.2</b>	<b>124,616.29</b>	<b>131,923.98</b>	<b>1,227,424.61</b>

Council received over \$1.2m in interest from its investments during the 2024/25 financial year.

## Capital Movements

Summary of Capital Movements Calculations up to 30-Jun-25													
Instrument	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Grand Total
Floating Rate Note	405	-250	-180	70	-600	-5	285	430	-650	-765	1,210	-610	-560.00
Managed Fund	39,575.31	2,397.87	15,734.13	-13,383.15	32,349.72	9,717.7	23,463.14	8,588.23	-18,476.42	9,973.43	34,161.13	27,711	171,812.09
<b>Grand Total</b>	<b>39,980.31</b>	<b>2,147.87</b>	<b>15,554.13</b>	<b>-13,313.15</b>	<b>31,749.72</b>	<b>9,712.7</b>	<b>23,748.14</b>	<b>9,018.23</b>	<b>-19,126.42</b>	<b>9,208.43</b>	<b>35,371.13</b>	<b>27,101</b>	<b>171,152.09</b>

Council's investment portfolio had a mark-to-market gain of over \$170k during the 2024/25 Financial Year coming from several strong months by the NSW TCorpIM Medium Term Growth Fund. The fund's return is expected to remain volatile over the coming financial year, but it is recommended to remain focused on the long term strategy of using it for holdings with a 5+ year time horizon. *See comments regarding the NSW TCorp managed funds starting on page 21.*

There have been small monthly valuation changes on Council's CBA floating rate note over the year. These are mark-to-market valuations only. If the floating rate note is held to maturity, and CBA does not default, its valuation will gradually go back to par by its maturity while paying interest along the way.

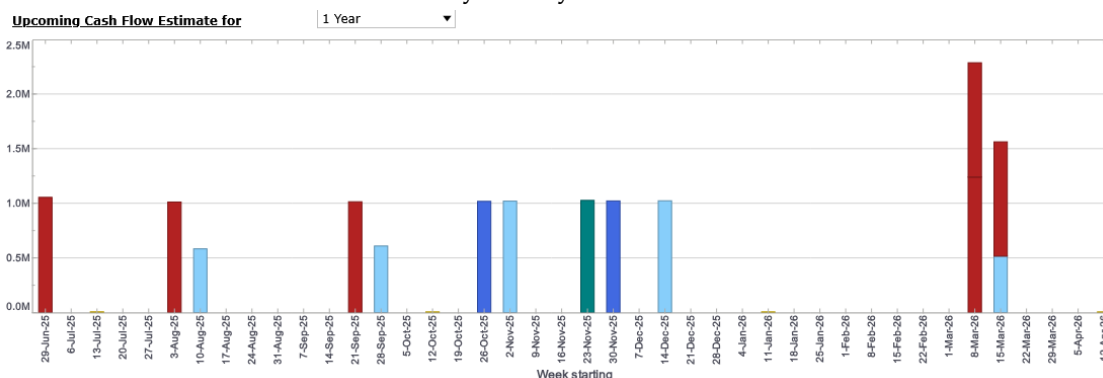


## Investment Strategy Recommendations

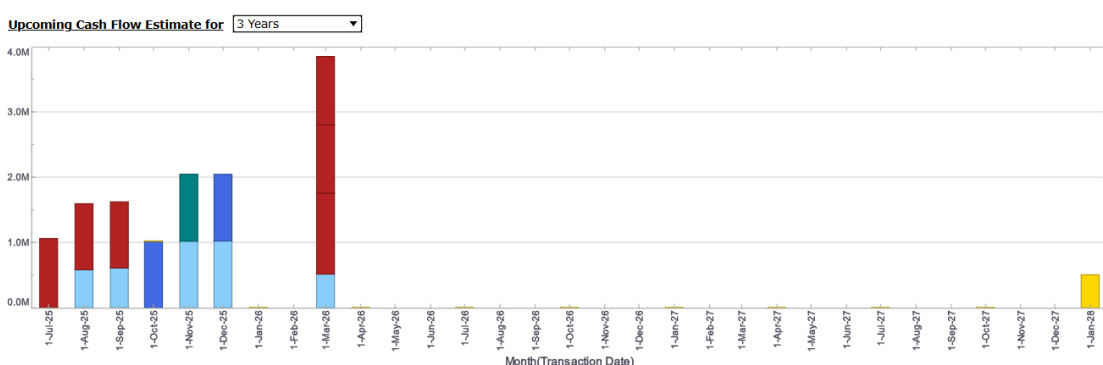
### Upcoming cash flow (existing investments):

Council closely monitors its upcoming expenditure requirements, choosing new investment maturities accordingly. The maturity gaps in the upcoming financial year will be addressed with the proceeds of maturing or new funds.

### Short-term: weekly maturity schedule for 12 months:



### Long-term: monthly maturity schedule for 3 years:



Council's only long dated, directly held bond is a \$500k CBA Floating Rate Note which pays a quarterly interest rate of 3mo BBSW +1.15%pa (currently 5.20%pa).

Depending on cashflow requirements, it is recommended Council continue to add to its long dated portfolio as suitable investments are issued. Prevailing interest rates, appropriateness for Council and compliance with policy limits are always reviewed at time of consideration.

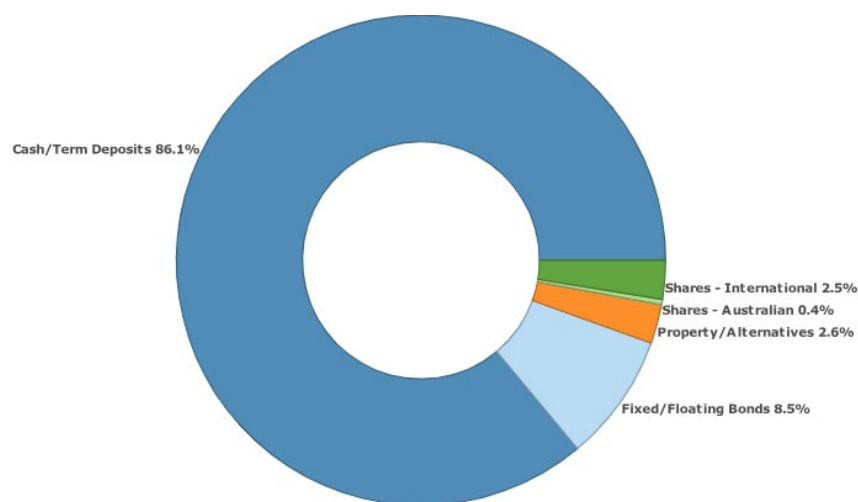


### Consider switch of NSW TCorpIM Growth Funds:

The majority of Council's long term portfolio, \$2.2m, is held in the NSW TCorpIM Medium Term Growth Fund (MTGF). This fund provides Council with access to growth assets, such as domestic and international shares and property/alternatives which Council would otherwise not be able to invest in under prevailing legislation.

The MTGF's asset allocation is approximately 40% growth assets and 60% defensive assets (fixed/floating rate bonds and cash). However, when these holdings are combined with Council's directly held defensive assets (cash, term deposits, and floating rate note) the overall exposure Council has to growth assets is only 5.5%, see chart below:

### Council's portfolio asset allocation including MTGF's underlying exposures:



Council has benefited from having holdings in the MTGF over the past several years and has been able to experience the short term volatility inherent with growth assets with little overall impact on the total portfolio's return, either up or down.

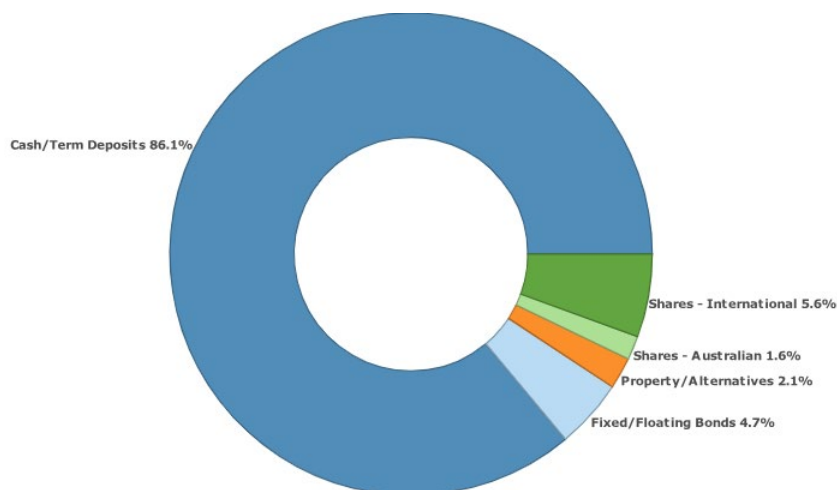
NSW TCorp has another growth fund called the Long term Growth Fund (LTGF) which provides investors with approximately 70% growth asset exposure and 30% defensive asset exposure.

Providing these holdings are still being held as long term investments and Council is accepting of short term volatility for the potential of better long term returns, it is proposed that Council consider moving its current MTGF holdings into the LTGF.

The chart on the following page shows that if this switch is made Council's total portfolio would still be predominately in defensive assets (90.7%) and growth assets would represent 9.3%, up from 5.5%.

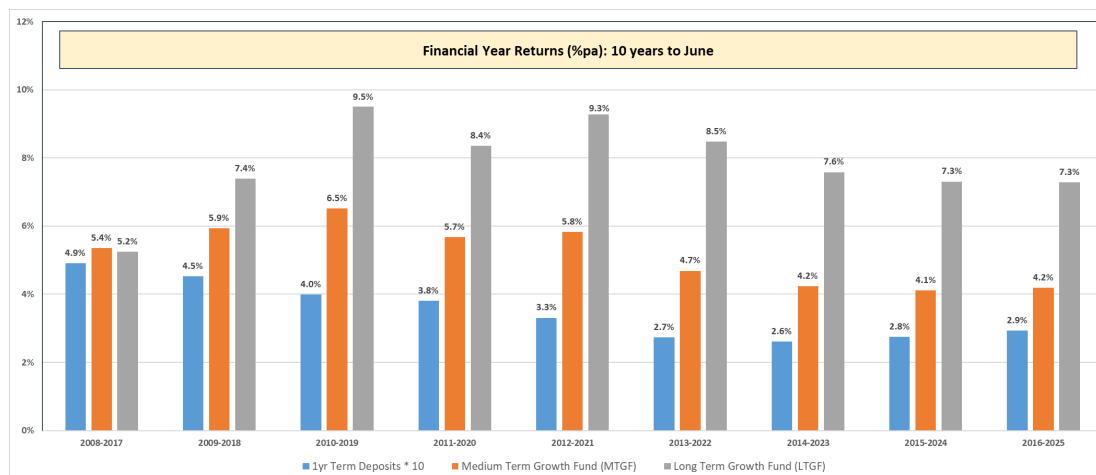


### Council's portfolio asset allocation if LTGF were used rather than MTGF:



By adding a reasonable exposure to growth assets, the LTGF would be a good complement to Council's directly held cash, term deposit and floating rate note portfolio. **However, this is only suitable if Council is in a position to maintain a long term view for these holdings as there will be more short term volatility of returns due to the increase in growth asset exposure.**

The chart below (also shown on page 12 with shorter time periods) reflects the LTGF's historically higher returns versus the MTGF and a portfolio of 1 year rolling term deposits (for 10 year periods ending June 30 over the past 9 years):

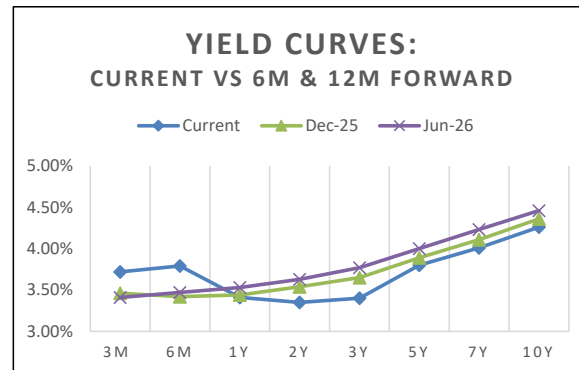




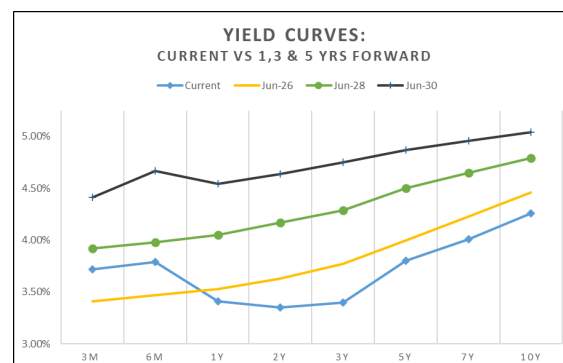


### Looking Forward – Value in the Market

**Short-term Outlook (up to 12 months):** most forecasts are predicting at least 50 basis points worth of rate cuts for the remainder of 2025 and another 25 basis point cut in early 2026. Competitive rates across the 6-12 month range are showing good value. Reinvestment risk, facing lower rates when a deposit matures, is greatest in the shorter terms, less than 6 months.



**Long-term Outlook (12 months and greater):** Forward pricing indicators show the market is expecting longer term rates, particularly > 3 years, to increase over the next several years. Therefore, floating rate notes (FRNs) continue to be preferred over fixed rate bonds:



In summary:

- It is recommended to lock in competitive rates in the 6-12 month area if possible. Less than six month terms are only recommended for known expenditures.
- Beyond 12 months, long dated FRNs remain recommended over fixed rate bonds. Some banks have been offering competitive fixed rate TD specials on long dated terms due to the banks' own particular funding needs; these are worth considering on a case-by-case basis.



## Appendix A – Council's Non-ADI investments

### Managed Funds

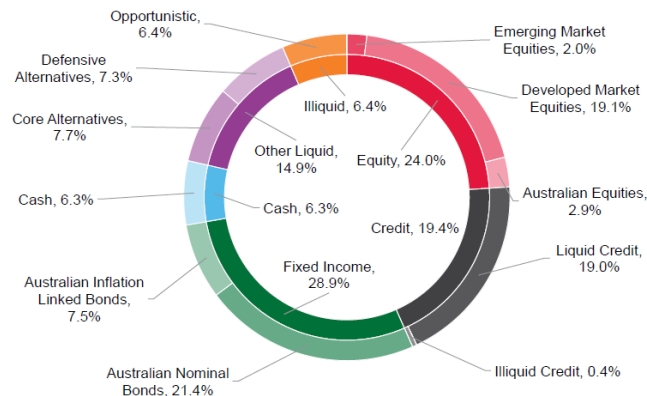
#### NSW TCorp Medium Term Growth Fund

- \$ 2,287,652 investment
- Unrated

The NSW TCorp Medium Term Growth Fund aims to provide potential for capital growth, while maintaining a high exposure to defensive assets. It is intended to be at least a 5 year investment given it will have occasional periods of negative monthly returns. The long run expectation of the fund is to provide a return of CPI plus 2%pa over a 5 year period.

The Fund's current asset allocation:

Fund Investments



The NSW TCorpIM Medium Term Growth Fund returned 8.1% over the 2024/25 FY and 3.9% over the first six months of 2025. Equities, Credit and Fixed Income were the largest contributors to returns. Developed Market Equities rose 13.2% over FY25, while the ASX200 gained 13.8%. Both Credit and Fixed Income benefited by falling interest rates in Australian and other developed economies. The Fund outperformed its investment objective over 12 months, but is lagging its return objective over the 5, 7 and 10 year periods:

#### TCorpIM Medium Term Growth Fund

30 June 2025

Performance (Net of fees) as at 30 June 2025	Since inception (%p.a.)	10 Year (%p.a.)	7 Year (%p.a.)	5 Year (%p.a.)	3 Year (%p.a.)	1 Year (%p.a.)	FYTD (%)	CYTD (%)	3 Month (%)	1 Month (%)
Fund Return	6.9	4.2	4.1	4.4	6.9	8.1	8.1	3.9	3.3	1.3
Investment Objective: CPI + 2.0% p.a. over 5 years	4.7	4.7	5.2	5.9	6.2	4.8	4.8	2.4	1.2	0.4
Excess over Investment Objective	2.2	-0.5	-1.1	-1.5	0.6	3.3	3.3	1.6	2.1	0.9

Note: Inception Date is 1 December 1992. Market Value is valued in line of fee terms. Data is based on unaudited monthly performance estimates.

When investing in growth assets such as domestic and international shares and property, either directly or through a managed fund such as NSW TCorpIM's Medium Term Growth Fund, it is important to keep a long term view, particularly during times of short term volatility.



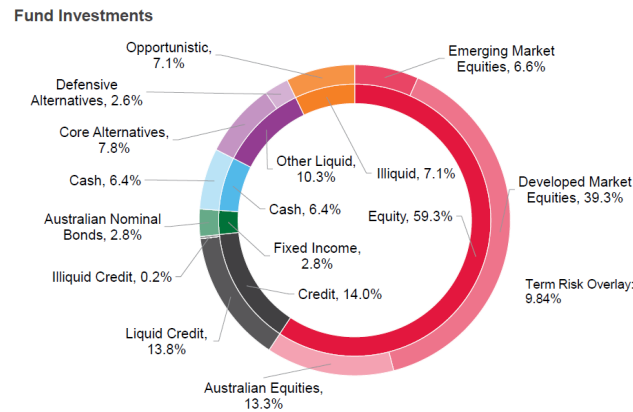
### Not Currently Utilised

#### NSW TCorp Long Term Growth Fund

- No exposure
- Unrated

The NSW TCorp Long Term Growth Fund aims to provide considerable exposure to capital growth, while maintaining some defensive assets. It is intended to be at least a 10 year investment given it will have periods of negative monthly returns. The long run expectation of the fund is to provide a return of CPI plus 3.5%pa over a 10 year period.

The Fund's current asset allocation is as follows:



The NSW TCorpIM Long Term Growth Fund returned 12.5% over the 2024/25 FY and 5.1% over the first six months of 2025. Despite changing trade policies, political headlines, military conflict and unrest, equity markets have held up well, especially in the US, where the S&P 500 hit new highs, closing the year 13.6% higher. Hopes for a soft economic landing and further interest rate cuts later in the year kept investor confidence strong, allowing markets to keep rising even in a shaky environment. The Fund's performance is now exceeding its return objective over all measured periods:

#### TCorpIM Long Term Growth Fund

30 June 2025

Performance (Net of fees) as at 30 June 2025

	Since inception (%p.a.)	10 Year (%p.a.)	7 Year (%p.a.)	5 Year (%p.a.)	3 Year (%p.a.)	1 Year (%p.a.)	FYTD (%)	CYTD (%)	3 Month (%)	1 Month (%)
Fund Return	7.9	7.3	7.3	8.5	11.4	12.5	12.5	5.1	5.6	2.1
Investment Objective: CPI + 3.5% p.a. over 10 years	6.4	6.3	6.7	7.4	7.8	6.3	6.3	3.1	1.5	0.5
Excess over Investment Objective	1.5	1.0	0.6	1.1	3.6	6.2	6.2	2.0	4.1	1.5

Note: Inception Date is 1 July 1999. Market Value is valued in Net of fees terms. Data is based on unaudited monthly performance estimates.

Compared to broader global equity downturns since inception, the Fund has proven to be relatively resilient with the ability to recover capital losses. TCorp maintains that despite the challenging investment environment they believe that the Fund is well-positioned to meet its investment objective over the long-term.



Council's holdings in its investment portfolio are considered to be sound with little risk of capital loss when held for their recommended time horizons.

**Key Risks:** The following risks apply to investment portfolios such as Council's:

- **Liquidity risk:** The risk that Council may be unable to sell any or part of an investment on to the secondary market at a level suitable to them – or at all. Tradeable securities may be liquid in normal market conditions; however rates/margins may change substantially in periods of market stress.
- **Interest Rate Risk:** The risk to the value of an investment caused by changes in market interest rates. Floating Rate Securities have limited interest rate risk; Fixed Rate Securities are exposed to mark-to-market changes caused by movements in swap markets.
- **Market Risk:** The risk to the value of an investment caused by changes in related markets. Tradeable securities are exposed to market perceptions of issuer credit and credit markets generally.
- **Issuer/Credit risk:** The risk of default of the Issuer/Counterparty. Note that any issuer default may result in partial or total investor capital loss.



## **Appendix B – NSW Local Government Eligible Investments**

### **Definitions of Eligible ADI Investments:**

**At call deposits:** Cash invested on an overnight basis with an Australian Authorised Deposit-taking Institution (ADI). Funds can be recalled or re-invested prior to the bank's Real Time Gross Settlement cut-off each day.

#### *Benefits*

- At call accounts provides a quick and easy investment solution for current balances that are not being used otherwise.

#### *Major Risks / Disadvantages*

- Potentially a lower return investment product.
- Credit risk is a function of the creditworthiness of the issuer.

**Covered Bonds:** interest bearing senior ranking debt obligations of an Authorised Deposit-taking Institution (ADI) which have specific bank assets, ie loans, backing the bond. Covered bonds are market traded securities. They can be either fixed rate or floating rate interest bearing and typically are issued with 5+ year maturities. In the case of a bank failure, holders of covered bonds rank ahead of depositors and unsecured senior bond holders having first recourse to the underlying pool of assets backing the bond. If the pool's assets are not sufficient to meet the covered bond's obligations, holders then have recourse to the bank's total assets equal to other senior unsecured bondholders.

#### *Benefits*

- Highest ranking securities within a bank's capital structure.
- Securities are liquid allowing them to be sold on the secondary market.
- Fixed rate: Future coupons are known which helps with cash flow forecasting.
- Floating rate: Coupons move with the market, allowing for investor participation when interest rates increase.

#### *Major Risks / Disadvantages*

- Credit risk is a function of the creditworthiness of the issuer/underlying assets.
- Fixed rate: interest rate risk applies in that a pre-determined coupon rate is locked in.
- Floating rate: coupons move with the market, allowing for reduced earning capacity when interest rates decrease.

*Covered Bond offerings are being reviewed on an ongoing basis and should any issuance present an attractive proposition for Council's portfolio Prudential will bring it to Council's attention.*



**Term deposits:** interest bearing deposit held at an ADI for a specific contracted period. Term deposits are not tradeable in the market. They typically have a fixed rate for their life, but floating rate term deposits are also available. Prior to the introduction of Covered Bonds into the Australian market, in early 2012, term deposits ranked at the top of an ADI's capital structure.

#### *Benefits*

- Term deposits are considered to be a relatively low-risk investment.
- As these funds are not callable prior to maturity, banks generally offer a return premium.
- This type of investment allows investors to match cash flow requirements.
- The return is known.

#### *Major Risks/ Disadvantages*

- Liquidity risk applies in that deposits are not redeemable before maturity. Deposits may not be breakable at all or may only be broken after a prohibitive break fee is paid.
- Interest Rate risk applies in that the rate of return is fixed.
- Credit risk is a function of the creditworthiness of the ADI.
- Counterparty/credit risk increases if invested with unrated/low rated financial institutions.

*Various term deposits are providing good value and where appropriate these are being actively recommended to Council and included in the portfolio. As with all investments there is a risk/reward trade-off, even with term deposits from Australian ADIs, and these are being actively monitored.*

**Bank Bills and Negotiable Certificates of Deposits (NCDs):** are similar types of interest bearing securities issued/accepted by ADIs, typically short dated. Unlike term deposits, these are tradeable in the market prior to maturity.

#### *Benefits*

- Counterparty party risk is partially mitigated by the accepting/issuing bank, which is typically a bank with very high credit rating.
- The return on the bank Bill and NCD is known if held until maturity.
- Bank bills and NCDs are liquid and can be traded on the secondary market.

#### *Major Risks / Disadvantages*

- Being a lower risk investment option, Bank Bills/NCDs provide a lower return.
- Interest Rate risk is present in that the rate is locked in for a fixed term.
- Credit risk is a function of the creditworthiness of the accepting/issuing bank.



*These securities provide exceptional liquidity and in the current climate are very useful where this is a key requirement for cash flow management. However, current offerings are not providing as attractive a return as available from Term Deposits. As with other eligible investments, these are being regularly monitored.*

**Senior Debt Bonds:** interest bearing securities which are senior debt obligations of the issuing ADI. Senior bonds are tradeable in the market. They can be either fixed rate or floating rate interest bearing and are typically issued with 3+ year maturities. Interest is paid at scheduled intervals based on the face value of the bond with repayment of capital paid upon maturity. In the case of a bank failure, senior bond holders rank above subordinated debt holders and shareholders but below covered bond holders and depositors.

*Benefits*

- High ranking securities within a bank's capital structure.
- Securities are liquid allowing them to be sold on the secondary market.
- Fixed rate: Future coupons are known which helps with cash flow forecasting.
- Floating rate: Coupons move with the market, allowing for investor participation when interest rates increase.

*Major Risks / Disadvantages*

- Credit risk is a function of the creditworthiness of the issuer/underlying assets.
- Interest rate risk applies in that a pre-determined coupon rate is locked in.
- Fixed rate: interest rate risk applies in that a pre-determined coupon rate is locked in.
- Floating rate: coupons move with the market, allowing for reduced earning capacity when interest rates decrease.

*Australian ADIs regularly issue Senior Bank Bond issues and Council has been proactive in obtaining those that fit its policy, strategy and cash flow requirements. Where appropriate, these will continue to be brought to Council's attention as they come to market.*

**Other NSW Local Government Eligible Investments (Non-ADI):**

**Commonwealth/State/Territory Government securities e.g. bonds:-**

These are interest paying securities which are issued by one of the above Australian government bodies and are guaranteed by that issuer. As such, these securities carry the same credit rating as the issuing government body.

*Benefits*

- Among the most secure investments available to Australian investors.
- Future coupons are known which helps with cash flow forecasting.

*Major Risks / Disadvantages*

- Typically much lower yielding than other investment options due to low investment risk of issuer.
- Interest rate risk applies in that a pre-determined coupon rate is locked in.

*Commonwealth and State and Territory Bond offerings are being reviewed by Prudential on an ongoing basis and will recommend those that represent good value to Council.*



**Deposits with NSW Treasury &/or Investments in NSW Treasury Corporation's Investment Management Funds:-**

The NSW Treasury Corporation Investment Management Funds (TCorpIM Funds) comprises a number of pooled managed funds options each set up as a unit trust. The current cash and fixed income options available through TCorpIM are the Cash Fund and the Strategic Cash Fund.

The Cash Fund provides the more transactional type option and is designed for investments ranging from overnight to 1.5 years, whilst the Strategic Cash Fund is designed for investments ranging from 1.5 years out to 3 years. Both investments will pay back the balance of the investment generally within 24 to 72 hours.

In addition, the NSW TCorpIM Medium Term Growth and Long Term Growth Funds provide Councils with access to growth assets which are not available via direct investment. Full details of the asset classes and their risks is available via the NSW TCorp website.

*Benefits*

- Investments are pooled and as such a much more diversified pool of underlying investment is possible over investing in securities directly – particularly for small investment amounts.
- A broader investment pool usually allows for a smoothing of any volatility in the underlying investments.

*Major Risks/Disadvantages*

- As a unit trust, investment in the TCorpIM Funds are not deposits or liabilities of NSW TCorp.
- The TCorp IM Funds are subject to market and liquidity risk associated with their underlying securities.
- Usually an additional layer of fees is incurred via a managed fund to pay for fund manager costs.

*Council has holdings in the Medium Term Growth Fund.*





## Appendix C – Australian ADI Credit Ratings

S&P Ratings (unless noted otherwise)	As at 30 Jun 2025 (Changes within past 12 months in yellow)				
Issuer Name	Rating Type	Long Term Ratings		Short Term Ratings	
Long term 'AA' rating category		Rating	Date	Rating	Date
ANZ Bank New Zealand Ltd	Issuer	AA-	01-Dec-2011	A-1+	11-Sep-1996
	Outlook	Stable	07-Jun-2021		
Commonwealth Bank of Aust (inc BankWest)	Issuer	AA-	01-Dec-2011	A-1+	14-Jun-1996
	Outlook	Stable	07-Jun-2021		
National Australia Bank Ltd	Issuer	AA-	01-Dec-2011	A-1+	15-Nov-1994
	Outlook	Stable	07-Jun-2021		
Suncorp-Metway Limited	Issuer	AA-	30-Jul-2024	A-1+	30-Jul-2024
	Outlook	Stable	30-Jul-2024		
Westpac Banking Corp (inc BoM & St George)	Issuer	AA-	01-Dec-2011	A-1+	12-Sep-1996
	Outlook	Stable	07-Jun-2021		
Long term 'A' rating category					
Macquarie Bank Ltd	Issuer	A+	11-Dec-2019	A-1	17-Jan-1994
	Outlook	Stable	07-Jun-2021		
Rabobank Australia Ltd	Issuer	A	31-Mar-2025	A-1	31-Mar-2025
	Outlook	Stable	31-Mar-2025		
ABN AMRO Bank N.V.	Issuer	A	16-Nov-2012	A-1	05-Feb-2010
	Outlook	Stable	02-Feb-2021		
ING Bank (Australia) Ltd	Issuer	A	27-Jul-2017	A-1	27-Jul-2017
	Outlook	Stable	27-Jul-2017		
Bank of Queensland (incl ME Bank)	Issuer	A-	02-Apr-2024	A-2	04-Sep-2013
	Outlook	Negative	27-May-2024		
Bendigo & Adelaide Bank (incl Rural Bank)	Issuer	A-	02-Apr-2024	A-2	29-May-2002
	Outlook	Stable	02-Apr-2024		
Long term 'BBB' rating category					
Australian Unity Bank	Issuer	BBB+	29-Jul-2019	A-2	14-Jul-2015
	Outlook	Stable	02-Apr-2024		
RACQ Bank (Members Banking)	Issuer	BBB+	16-Jul-2012	A-2	16-July-2012
	Outlook	Stable	24-Nov-2016		
Australian Military Bank	Issuer	Baa1 (Moody's)	27-Nov-2019	P-2 (Moody's)	27-Nov-2019
	Outlook	Negative	04-Apr-2024		
Bank of Us (B&E Ltd)	Issuer	BBB+ (Fitch)	01-Jul-2021	F2 (Fitch)	01-Jul-2021
	Outlook	Stable	01-Jul-2021		
IMB Ltd	Issuer	Baa1 (Moody's)	16-Apr-2021	P-2 (Moody's)	16-Apr-2021
	Outlook	Stable	16-Apr-2021		
Qudos Bank (Qantas Staff Credit Union Ltd)	Issuer	Baa1 (Moody's)	21-Jul-2022	P-2 (Moody's)	21-Jul-2022
	Outlook	Stable	21-Jul-2022		
AMP Bank Ltd	Issuer	BBB+	02-Apr-2024	A-2	01-Mar-2019
	Outlook	Stable	02-Apr-2024		
Auswide Bank Ltd	Issuer	Baa2 (Moody's)	18-Sep-2017	P-2 (Moody's)	18-Sep-2017
	Outlook	Stable	18-Sep-2017		
Bank Australia	Issuer	BBB+	02-Apr-2024	A-2	21-Jan-2008
	Outlook	Stable	02-Apr-2024		
Bank Vic (Police Financial Services)	Issuer	BBB+	02-Apr-2024	A-2	20-Nov-2022
	Outlook	Stable	02-Apr-2024		
Beyond Bank	Issuer	BBB+	02-Apr-2024	A-2	05-Aug-2013
	Outlook	Stable	02-Apr-2024		
Defence Bank Ltd	Issuer	BBB+	02-Apr-2024	A-2	22-Apr-2013
	Outlook	Stable	02-Apr-2024		
G&C Mutual Bank	Issuer	BBB+	02-Apr-2024	A-2	12-Mar-2020
	Outlook	Stable	02-Apr-2024		
Great Southern Bank (ex-CUA)	Issuer	BBB+	02-Apr-2024	A-2	15-Oct-2010
	Outlook	Stable	02-Apr-2024		
Heritage and People's Choice Ltd	Issuer	BBB+	02-Apr-2024	A-2	14-Jun-12
	Outlook	Stable	02-Apr-2024		
Mystate Financial Ltd	Issuer	Baa2 (Moody's)	30-Sep-2020	P-2 (Moody's)	17-Oct-17
	Outlook	Stable	30-Sep-2020		
Newcastle Greater Mutual Group	Issuer	BBB+	02-Apr-2024	A-2	11-Oct-2004
	Outlook	Stable	02-Apr-2024		
Police & Nurses Ltd	Issuer	BBB+	02-Apr-2024	A-2	01-Sep-2014
	Outlook	Stable	02-Apr-2024		
Police Bank Ltd	Issuer	BBB+	02-Apr-2024	A-2	02-Feb-2012
	Outlook	Stable	02-Apr-2024		
Teachers Mutual Bank Ltd	Issuer	BBB+	02-Apr-2024	A-2	04-Aug-2010
	Outlook	Stable	02-Apr-2024		
Judo Bank	Issuer	BBB	02-Apr-2024	A-2	02-Apr-2024
	Outlook	Stable	02-Apr-2024		
Maitland Mutual Ltd	Issuer	BBB	02-Apr-2024	A-2	02-Apr-2024
	Outlook	Stable	02-Apr-2024		
QBank (QPCU Ltd)	Issuer	BBB	02-Apr-2024	A-2	02-Apr-2024
	Outlook	Stable	02-Apr-2024		



## Appendix D – Standard & Poor's Credit Ratings Definitions

Long-Term Issue Credit Ratings*	
Category	Definition
<b>AAA</b>	An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
<b>AA</b>	An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.
<b>A</b>	An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.
<b>BBB</b>	An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
<b>BB; B; CCC; CC; and C</b>	Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.
<b>BB</b>	An obligation rated 'BB' is less vulnerable to nonpayment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.
<b>B</b>	An obligation rated 'B' is more vulnerable to nonpayment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.
<b>CCC</b>	An obligation rated 'CCC' is currently vulnerable to nonpayment, and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.
<b>CC</b>	An obligation rated 'CC' is currently highly vulnerable to nonpayment. The 'CC' rating is used when a default has not yet occurred, but Standard & Poor's expects default to be a virtual certainty, regardless of the anticipated time to default.
<b>C</b>	An obligation rated 'C' is currently highly vulnerable to nonpayment, and the obligation is expected to have lower relative seniority or lower ultimate recovery compared to obligations that are rated higher.
<b>D</b>	An obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within five business days in the absence of a stated grace period or within the earlier of the stated grace period or 30 calendar days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.
<b>NR</b>	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating, or that Standard & Poor's does not rate a particular obligation as a matter of policy.

\*The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

**Disclaimer:** The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

## HUNTER'S HILL COUNCIL



POLICY NO.	CPFM2
POLICY TITLE	Investment Policy
STATUS	Council
SERVICE	Financial Management
DOCUMENT ID	545280

**PURPOSE**

The purpose of the ~~the~~ **this** policy is to provide a framework for the investing of Council's funds ~~at the most favourable rate of interest available to it at the time~~ to maximise returns, whilst having due consideration of risk and security for that investment type and ensuring that its liquidity requirements ~~are being met~~.

**SCOPE**

~~While~~ **When** exercising the ~~power~~ **delegation** to invest, ~~consideration~~ **delegated officers** needs to ~~consider~~ **be given to** preservation of capital, liquidity, and the return of investment.

- (a) ~~The principal objective of this policy is~~ **P**reservation of capital ~~is the principal objective of the investment portfolio~~. Investments ~~activities~~ **are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters** **specified by this policy**.
- (b) Investments should be allocated to ~~ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant and to avoid costs due to~~ **of the unanticipated sales of an investments**.
- (c) Investments are to generate income ~~that to exceeds the~~ **any** performance benchmarks **specified in this policy** while ~~taking into account~~ **considering** Council's risk ~~tolerance~~ **appetite**.
- (d) ~~Compliance~~ **Investments will comply** with legislation, regulations, the prudent person tests of the Trustee Act and best practice guidelines.

All investments are to comply with the following:

- Local Government Act 1993 - Section 412 & 625;
- Local Government Act 1993 – Order (of the Minister) Circular No: 11/01 gazetted on 17 February 2011, or most current.
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) & (2);
- Local Government (General) Regulation 2005 – Clause 212;
- Australian Accounting Standards;

- Office of Local Government Investment Policy Guidelines; and
- Office of Local Government Circulars.

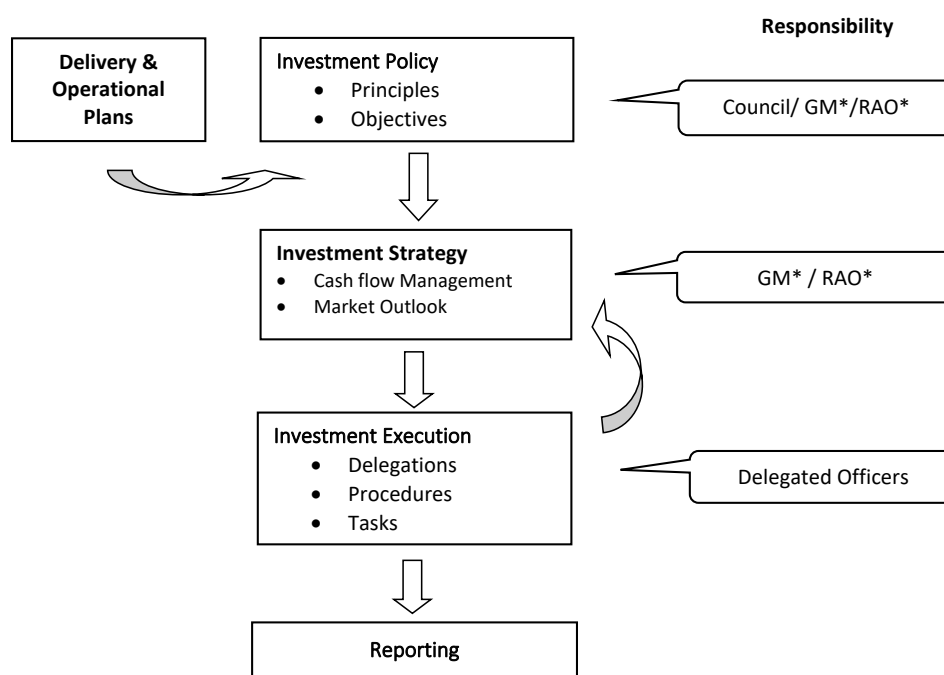
Extracts are included in Appendix 1.

## POLICY STATEMENT

### PART 1 POLICY GUIDELINES

#### 1. Relation of Investment Policy with Council

The following diagram shows how the Investment Policy relates to other policies, plans and strategy within Council.



- \* GM General Manager  
 \*RAO delegated Responsible Accounting Officer

#### 2. Delegation of Authority to Invest

Authority for implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the Local Government Act (1993). The General Manager has in turn delegated the day-to-day management of Councils investment to ~~those~~ **delegated officers currently** as recorded in the Delegated Authority register. **Any reference to “delegated officers” in this Policy is a reference to those officers who are delegated to manage investments per the Delegated Authority Register.**

**Delegated** officers are required to acknowledge they have received a copy of this policy and understand their obligations in this role when investing funds on behalf of Council in accordance with this policy.

~~Adequate controls are in place to safeguard Council's assets, such as the separation of duties in relation to authorising and executing transactions through the requirement of two authorised signatories for each transaction.~~

Investment balances and transactions are material. This policy therefore specifies the following controls:

When initiating an investment, the delegated officer will:

- seek the advice of Council's investment advisor.
- seek at least one quote independent of Council's investment advisor.
- document the reason for the decision and seek the concurrence of another delegated officer.

Council's standard Accounts Payable procedures and electronic account authority provide additional oversight.

### 3. Prudent Person Standard

The investment portfolio will be managed with the care, diligence and skill that a prudent person would exercise. As trustees of public monies, **delegated** officers are to manage Council's investment portfolio to safeguard the portfolio in accordance with the spirit of this Investment Policy and not for speculative purposes.

A prudent person is entrusted to act with a duty of care, not as an average person would act but as a wise, cautious and judicious person. ~~Such a person will~~ **Delegated officers:**

- Have a full understanding of Council's Investment Policy
- Understand the legislative constraints regarding Council's investments
- Actively manage investments by regular market monitoring. Performance of investments is to be reviewed (individually and as a whole portfolio) on a monthly basis. Where necessary, advice and assistance should be sought from professional people with experience in investment markets. Any professional advice obtained must contain a statement by an independent advisor as to their financial interest in the advice given.
- Review Council's investment strategy, at least annually
- Balance the investment risk/return trade off by not taking an overtly conservative (low risk, low return) stance or overtly risky stance.

- Have a full understanding of Council's investment strategy and its specific requirements for cash flow to meet its obligations and consider this in selecting duration of investments.

#### 4. **Ethics and Conflict of Interest**

**Delegated** officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires ~~officers~~ them to disclose any conflict of interest to the General Manager.

Independent advisors are also required to declare that they have no actual or perceived conflicts of interest in fulfilling their role to Council, as outlined more in the Investment Advisor section.

#### 5. **Approved Investments**

Investments are limited to those allowed by the most current Ministerial Investment Order that has been issued by the NSW Minister for Local Government.

(Refer Appendix 1).

All investments must be denominated in Australian Dollars.

Authorised Investments include:

- Debentures or securities issued by, or guaranteed by, Local, State and Commonwealth governments.
- Interest bearing deposits with, or any debentures or senior bonds issued by an authorised deposit-taking institution (as defined by the *Banking Act 1959* (Cwth)).
- Any bill of exchange which has a maturity date of not more than 200 days, and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority.
- Investments with the NSW Treasury Corporation or investments the New South Wales Treasury Corporation Investment Management Funds.
- Investments grandfathered under ~~the previous~~ **relevant** Ministerial Orders.

#### 6. **Prohibited Investments**

In accordance with the Ministerial Investment Order, this investment policy prohibits any investment carried out for speculative purposes, and other investments including;

- Derivative based instruments;

- Principal only investments or securities that provide potentially nil or negative cash flow;
- Stand-alone securities issued that have underlying futures, options, forward contracts and swaps of any kind;
- Investment trusts other than those of TCorp Hour-Glass, even where the trusts' assets are limited to assets complying with the Minister's Order; and
- Any other investment excluded by the Minister's Order.

This policy also prohibits the use of leveraging (borrowing to invest) of an investment. However, nothing in the policy shall prohibit the short-term investment of loan proceeds where the loan is raised for non-investment purposes and there is a delay prior to the expenditure of loan funds.

## 7. Risk Management Guidelines

Investments obtained are to be considered in light of ~~in light of~~ **against** the following key criteria:

- **Preservation of Capital** – the requirement for preventing losses in an investment portfolio's total value (considering the time value of money);
- **Diversification** – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market;
- **Credit risk** – the risk that a party or guarantor to a transaction will fail to fulfil its obligations. In the context of this document it relates to the risk of loss due to the failure of an institution/entity with which an investment is held to pay the interest and/or repay the principal of an investment, or failure by a counterparty to a transaction in an investment;
- **Fidelity, legal and documentary risk** – the risks of suffering loss from staff or counterparty fraud, theft, failure to document transactions and title with enforceable documents or compensation to third parties for these failures;
- **Market risk** – the risk that the fair value of future cash flows of an investment will fluctuate due to changes in market prices, or benchmark returns will unexpectedly overtake the investment's return;
- **Liquidity risk** – the risk that Council runs out of cash, is unable to redeem investments at a fair price within a timely period, and thereby incurs additional costs (or in the worst case is unable to execute its spending plans);
- **Maturity risk** – the risk relating to the length of term to maturity of the investment. The longer the term, the greater the length of exposure and risk to market volatilities; and

- **Rollover Risk** - the risk that income will not meet expectations or budgeted requirement because interest rates are lower than expected in future.

## 8. Risk Management Framework

Investments obtained are to comply with three ~~key~~ criteria relating to:

- Institutional Limitations.
- Portfolio Credit Framework: limit overall credit exposure of the portfolio.
- Counterparty/Institution Credit Framework: limit exposure to individual counterparties/institutions.
- Term Framework: limits based upon the investment horizon of investments.

### 8.1 Institutional Limitations

Notwithstanding the further limitations set under the Counterparty/Institution Framework below the following limitations will also apply.

- Council will not invest with an Australian branch of a foreign owned bank, where the ADI is unrated.

### 8.2 Overall Portfolio Limits

The portfolio credit guidelines to be adopted will reference the Standard & Poor's (S&P) ratings system criteria and format - however, references in the previous Minister's Orders also recognised Moody's and Fitch Ratings and any of the three ratings may be used where available.

In the event of disagreement between agencies as to the rating band ("split ratings") Council shall use the higher in assessing compliance with portfolio Policy limits, but for conservatism shall apply the lower in assessing new purchases.

However, the primary control of credit quality is the prudential supervision and government support and explicit guarantees of the ADI sector, not ratings.

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Long Term Rating	Maximum %
AAA	100%
AA+, AA or AA-	100%
A+, A, A-	60%
BBB+, BBB	30%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Growth Funds	15%

### 8.3 Counterparty/Institution Credit Framework



Exposure to an individual counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating Band	Maximum %
AAA	60%
AA+, AA or AA-	60%
A+, A, A-	60%
BBB+, BBB	30%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Growth Funds	Up to 15% total

Credit ratings are based upon the Standard & Poor's Investment Rating or their Moody's or Fitch rating equivalent where a Standard & Poor's Investment Rating does not exist.

#### 8.4 Term Framework

Council's investment portfolio shall be structured around the Horizon of investment to ensure that liquidity and income requirements are met.

The designated Horizon is the minimum appropriate and expected holding period for an investment. For a tradeable security, this may be a period shorter than the legal maturity where there is an intent to sell. For term deposits, it is the term to maturity. For managed funds, Horizon must be nominated.

Once the primary aim of liquidity is met, Council will ordinarily diversify its maturity profile as this will ordinarily be a low-risk method of obtaining additional return as well as reducing the risks to Council's income. However, Council always retains the flexibility to invest as short as required by internal requirements or the economic outlook. Judgment of the state of domestic and global economic circumstances should also be carefully taken into account when making decisions on the terms of an investment.

The factors and/or information used by Council to determine minimum allocations to the shorter durations include:

- Council's liquidity requirements to cover both regular payments as well as sufficient buffer to cover reasonably foreseeable contingencies;
- Medium term financial plans and major capital expenditure forecasts;
- Known grants, asset sales or similar one-off inflows; and
- Seasonal patterns to Council's investment balances.

The investment portfolio is to be invested within the following horizon constraints:

Investment Horizon Description			
Portfolio % <1 year	Min	20%	Max 100%

Portfolio % >1 year and < 3years	Min	0%	Max	60%
Portfolio % >3 year	Min	0%	Max	40%

**9. Divestment**

If the characteristics of any of Council's investments change with market conditions such that they no-longer fall within these investment policy guidelines (either individually, or such that the portfolio breaches aggregate limits), liquid assets should be divested as soon as is practical without detriment to Council, to bring the portfolio into compliance.

To the extent that assets are not tradeable (such as unbreakable deposits), Council should be informed of the breach and a remediation plan presented.

**10. Investment Advisor**

Council's investment advisor must be licensed by the Australian Securities and Investment Commission. The advisor must be independent and must confirm in writing that they have no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment policy.

Independence includes receiving no commissions or other benefits in relation to the investments being recommended or reviewed, except as fully rebated to Council promptly.

Manufacturers and distributors of investment products are excluded from acting as investment advisors to Council.

**11. Measurement**

The investment return for the portfolio is to be regularly reviewed by the investment advisor by assessing the market value of the portfolio. The market value is to be assessed at least monthly to coincide with monthly reporting.

The investment advisor should meet with the responsible staff and review Council's investment portfolio no less than every six months.

**12. Benchmarking**

The performance of the investment portfolio shall be measured against the Bloomberg AusBond Bank Bill Index, or where no longer published such successor or substitute index as is nominated under delegated authority.

**13. Reporting and Review**

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register. The documentary evidence must provide Council beneficial ownership of the investment.

Certificates must be obtained from the financial institutions confirming the amounts of investments held on the Council's behalf as at 30 June each year and reconciled to the Investment Register.

All investments are to be appropriately recorded in Council's financial records and reconciled at least on a monthly basis.

A monthly report will be provided to Council in support of the monthly statement of activity. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value where applicable.

If a breach of this Investment Policy occurs, Council will be notified at its next ordinary meeting.

**14. Accounting**

Council will comply with appropriate accounting standards in valuing its investments and quantifying its investment returns.

In addition to recording investment income according to accounting standards, published reports may show a break-down of its duly calculated investment returns into realised and unrealised capital gains and losses, and interest.

Other relevant issues will be considered in line with relevant Australian Accounting Standards, such as discount or premium, designation as held-to-maturity or on a fair value basis and impairment.

**15. Third Party Suppliers and Dealers**

Council will structure its affairs in order to be economical in its investment management costs, favouring dealing direct in its fixed interest (or, where intermediated, arrangements that result in a rebate of brokerage) where possible.

At times, it will be advantageous to deal with third parties that are remunerated on a transaction rather than retainer basis. Council will use such suppliers where to its advantage, and have regard to the "best execution" test in its Investment Policy. Specifically, Council will have regard to:

- Administrative cost savings;
- Ability to access higher (retail) rates, where these exceed the direct transaction costs;
- Access to ADIs that would not normally have an institutional direct channel;
- Limited access or initial public offering (IPO) deals, or other secondary market opportunities that are only available from specific sources; and
- The costs of other distribution channels that do not involve transaction remuneration.

Council will take steps to ensure that:

- Any suppliers used are appropriately licensed, reputable and capable;
- Funds and identification data are sufficiently secured;
- Third party arrangements do not materially worsen Council's credit risks by creating exposure to the dealer as counterparty; and
- Remuneration arrangements are reasonable and transparent, whether paid by Council or by the issuer directly.

#### **16. Legal Title**

When a user of funds obtains finance from the provider of funds, the user must prepare a document that clearly defines the contractual arrangement that has been agreed. This is known as a "financial instrument". When Council enters into a financial instrument, it is important that the financial instrument clearly shows it is held in the name of Hunter's Hill Council.

#### **17. Safe Custody Arrangements**

Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments;
- Adequate documentation is provided, verifying the existence of the investments at inception, in regular statements and for audit;
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems; and
- The Institution or Custodian recording and holding the assets will be:
  - The Custodian nominated by NSW T-Corp investment products;
  - Austraclear;
  - An institution with an investment grade Standard and Poor's, Moody's or Fitch rating; or
  - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

**RELATED POLICIES/PROCEDURES**

Hunters Hill Long Term Financial Plan

**POLICY AUTHORITY**

The policy authority is the delegated Responsible Accounting Officer.

**REVIEW**

The Investment Policy will be reviewed at least once a year or as required in the event of legislative changes. The Investment Policy may also be changed as a result of other amendments that are to the advantage of the Council and in the spirit of this policy. Any amendment to the Investment policy must be way of Council resolution.

**ADOPTED BY COUNCIL:**

DATE: XX XXX 2025

RESOLUTION NO: XXX/2%

**VERSION CONTROL TABLE**

DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR
8.07.1996	1.0	2353/96	Initial Policy	
11.12.2006	1.1	569/06	Policy Amended	
13.06.2017	1.2	180/17	Significant Policy Amendment	
23.11.2020	1.3	209/20	Adopted policy	DFCS
20.09.2021	1.4	443/21	Minor amendment	DFCS
15.08.2022	1.5	166/22	Council review of policy. No amendments proposed	DFCS
28.08.2023	1.6	157/23	Amendments to tables at 8.2 & 8.3. Unrated ADI category and reference to major banks removed.	Maria Kenny
29.07.2024	1.7	067/24	8.2 Overall portfolio limits - Specific Ministerial Approved Forms of Investment increased from 10% to 15%	DFPP
25.07.2025	1.8	XXX/25	Plain English revisions to "Scope" and "Purpose" sections. Clarity about controls in "Delegation to Invest Section".	Christian Menda

**APPENDIX 1****Extracts of Legislative Requirements**

*LOCAL GOVERNMENT ACT 1993 - SECT 412 & 625*

**Section 412 Accounting Records**

- (1) A council must keep such accounting records as are necessary to correctly record and explain its financial transactions and its financial position.
- (2) In particular, a council must keep its accounting records in a manner and form that facilitate:
  - (a) the preparation of financial reports that present fairly its financial position and the results of its operations, and
  - (b) the convenient and proper auditing of those reports.

**Section 625 How May Councils Invest?**

- (1) A council may invest money that is not, for the time being, required by the council for any other purpose.
- (2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.
- (3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
- (4) The acquisition, in accordance with section 358, of a controlling interest in a corporation is not an investment for the purposes of this section.



Circular No. 11-01  
Date 17 February 2011  
Doc ID. A232163

Contact Finance Policy Section  
02 4428 4100  
dlg@dlg.nsw.gov.au

### REVISED MINISTERIAL INVESTMENT ORDER

A revised Investment Order pursuant to section 625 of the *Local Government Act 1993* has been issued. The Minister for Local Government signed the revised Order on 12 January 2011 and it was published in the NSW Government Gazette on 11 February 2011. It replaces the Order dated 31 July 2008. The revised Order is attached to this circular.

Changes to the Investment Order include:

- the removal of the ability to invest in the mortgage of land (part (c) of the Investment Order dated 31 July 2008)
- the removal of the ability to make a deposit with the Local Government Financial Services Pty Ltd (part (f) of the order dated 31 July 2008)
- the addition of "Key Considerations" in the revised Investment Order, which includes a comment that a council's General Manager, or any other staff, with delegated authority by a council to invest in funds on behalf of the council must do so in accordance with the council's adopted investment policy.

Councils are reminded that on 25 May 2010 the Division of Local Government issued Investment Policy Guidelines (Circular to Councils 10-11 refers). It is expected that all councils will by now have adopted an Investment Policy in accordance with the Guidelines.

**Ross Woodward**  
Chief Executive, Local Government  
A Division of the Department of Premier and Cabinet

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**LOCAL GOVERNMENT ACT 1993 – INVESTMENT ORDER**

(Relating to investments by councils)

I, the Hon. Barbara Perry MP, Minister for Local Government, in pursuance of section 625(2) of the *Local Government Act 1993* and with the approval of the Treasurer, do, by this my Order, notify for the purposes of section 625 of that Act that a council or county council may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- (a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- (b) any debentures or securities issued by a council (within the meaning of the *Local Government Act 1993* (NSW));
- (c) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the *Banking Act 1959* (Cwth)), but excluding subordinated debt obligations;
- (d) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- (e) a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation;

All investment instruments (excluding short term discount instruments) referred to above include both principal and investment income.

Transitional Arrangements

- (i) Subject to paragraph (ii) nothing in this Order affects any investment made before the date of this Order which was made in compliance with the previous Ministerial Orders, and such investments are taken to be in compliance with this Order.
- (ii) Paragraph (i) only applies to those investments made before the date of this Order and does not apply to any restructuring or switching of investments or any re-investment of proceeds received on disposal or maturity of such investments, which for the avoidance of doubt must comply with this Order.

Key Considerations

An investment is not in a form of investment notified by this order unless it also complies with an investment policy of council adopted by a resolution of council.

All councils should by resolution adopt an investment policy that is consistent with this Order and any guidelines issued by the Chief Executive (Local Government), Department of Premier and Cabinet, from time to time.

The General Manager, or any other staff member, with delegated authority by a council to invest funds on behalf of a council must do so in accordance with the council's adopted investment policy.

Councils have a fiduciary responsibility when investing. Councils should exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

When exercising the power of investment councils should consider, but not be limited by, the risk of capital or income loss or depreciation, the likely income return and the timing of income return, the length of the term of the proposed investment, the liquidity and marketability of the proposed investment, the likelihood of inflation affecting the value of the proposed investment and the costs (including commissions, fees, charges and duties payable) of making the proposed investment.

Dated this 12<sup>th</sup> day of January 2011

  
Hon BARBARA PERRY MP  
Minister for Local Government

**THE TRUSTEE AMENDMENT (DISCRETIONARY INVESTMENTS) ACT 1997 – SECTIONS 14A (2), 14C (1) & (2)****14A (2) Duties of trustee in respect of power of investment**

A trustee must, in exercising a power of investment:

- (a) if the trustee's profession, business or employment is or includes acting as a trustee or investing money on behalf of other persons, exercise the care, diligence and skill that a prudent person engaged in that profession, business or employment would exercise in managing the affairs of other persons, or
- (b) if the trustee is not engaged in such a profession, business or employment, exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

**14C Matters to which trustee is to have regard when exercising power of investment**

- (1) Without limiting the matters that a trustee may take into account when exercising a power of investment, a trustee must, so far as they are appropriate to the circumstances of the trust, if any, have regard to the following matters:
  - (a) the purposes of the trust and the needs and circumstances of the beneficiaries,
  - (b) the desirability of diversifying trust investments,
  - (c) the nature of, and the risk associated with, existing trust investments and other trust property,
  - (d) the need to maintain the real value of the capital or income of the trust,
  - (e) the risk of capital or income loss or depreciation,
  - (f) the potential for capital appreciation,
  - (g) the likely income return and the timing of income return,
  - (h) the length of the term of the proposed investment,
  - (i) the probable duration of the trust,
  - (j) the liquidity and marketability of the proposed investment during, and on the determination of, the term of the proposed investment,
  - (k) the aggregate value of the trust estate,
  - (l) the effect of the proposed investment in relation to the tax liability of the trust,

- (m) the likelihood of inflation affecting the value of the proposed investment or other trust property,
  - (n) the costs (including commissions, fees, charges and duties payable) of making the proposed investment,
  - (o) the results of a review of existing trust investments in accordance with section 14A (4).
- (2) A trustee may, having regard to the size and nature of the trust, do either or both of the following:
- (a) obtain and consider independent and impartial advice reasonably required for the investment of trust funds or the management of the investment from a person whom the trustee reasonably believes to be competent to give the advice,
  - (b) pay out of trust funds the reasonable costs of obtaining the advice.

*LOCAL GOVERNMENT (GENERAL) REGULATION 2021 - CLAUSE 212*

**212 Reports on council investments**

- (1) The responsible accounting officer of a council:
- (a) must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented:
    - i) if only one ordinary meeting of the council is held in a month, at that meeting, or
    - ii) if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and
  - (b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the council's investment policies.
- (2) The report must be made up to the last day of the month immediately preceding the meeting.

**Note.** Section 625 of the Act says how a council may invest its surplus funds.

<b>ITEM NO</b>	: 4.6
<b>SUBJECT</b>	: SUMMARY OF COUNCIL INVESTMENTS AS AT 31 JULY 2025
<b>STRATEGIC OUTCOME</b>	: RESOURCES ARE MANAGED EFFICIENTLY TO ENSURE THAT PROGRAMS, SERVICES AND COLLABORATIVE PROJECTS HAVE THE NECESSARY SUPPORT AND FUNDING TO SUCCEED
<b>ACTION</b>	: MANAGE COUNCIL'S FINANCIAL RESOURCES
<b>REPORTING OFFICER</b>	: CHRISTIAN MENDAY

Ref:785124

**PURPOSE**

The purpose of this report is to provide a summary of the performance of Council's investments as at 31 July 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 31 July 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.

Council's investment portfolio posted a marked-to-market return of 4.32%pa (0.36% actual) versus the bank bill index benchmark return of 3.60%pa (0.30% actual). For the past 12 months, Council's investment portfolio has returned 4.98% versus the benchmark's 4.31%.

Table 1 compares income to budget for the cash and investment portfolio. Income from the portfolio comes in two forms, interest on deposits and fair value movements on the TCorp managed fund portfolio. Fair value adjustments are non-cash. Cash is realised when the funds are sold.

<b>Table 1 Interest on Investment Income Compared to Budget</b>						
<b>Year</b>	<b>Original Annual Budget</b>	<b>Revised Annual Budget</b>	<b>YTD Budget</b>	<b>YTD Interest</b>	<b>YTD FV</b>	<b>YTD Earning Variance</b>
2025/26	891,594	891,594	74,300	53,368	14,012	-6,920
2024/25	853,200	853,200		826,996	171,812	145,608
2023/24	705,000	705,000		1,060,306	151,494	506,800

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. Floating Rate Notes are also permissible within defined portfolio institution and credit rating thresholds.

**Table 2** lists the terms and rate of return of all of Council's investments including the interest earned for Term Deposits held to maturity.

**Attachment 1** – Council continues to seek independent advice for investments from Prudential Investment Services Corp. Prudential's Investment Summary Report for July 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 2 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 31 JULY 2025**

<b>Institution</b>	<b>Reference</b>	<b>Rating</b>	<b>Principal</b>	<b>Lodged</b>	<b>Matures</b>	<b>Rate</b>	<b>Interest earned at maturity</b>
NAB	Term Deposit	AA-	\$ 1,000,000	6/05/2025	6/08/2025	4.50%	\$ 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
BOQ	Term Deposit	A-	\$ 1,000,000	2/06/2025	1/12/2025	4.30%	\$ 21,441.10
AMP	Term Deposit	BBB+	\$ 600,000	27/05/2025	29/09/2025	4.40%	\$ 9,041.10
AMP	Term Deposit	BBB+	\$ 1,000,000	27/05/2025	3/11/2025	4.50%	\$ 19,726.03
AMP	Term Deposit	BBB+	\$ 1,000,000	11/06/2025	15/12/2025	4.45%	\$ 22,798.63
NAB	Term Deposit	AA-	\$ 1,200,000	27/05/2025	9/03/2026	4.22%	\$ 33,066.30
NAB	Term Deposit	AA-	\$ 1,000,000	28/05/2025	23/09/2025	4.27%	\$ 13,804.38
BOQ	Term Deposit	A-	\$ 1,000,000	28/05/2025	27/10/2025	4.25%	\$ 17,698.63
AMP	Term Deposit	BBB+	\$ 500,000	11/06/2025	20/03/2026	4.15%	\$ 16,031.51
Macquarie	Call	A+	\$ 1,079,546			4.15%	
CBA	Floating Rate Note	AA-	\$ 500,000	13/01/2023	13/01/2028	5.20%	
CBA	Business online saver	AA-	\$ 2,702,194			3.85%	

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%	
				April-2025	\$2,225,779.87	0.45%	
				May-2025	\$2,259,941.00	1.52%	
				June-2025	\$2,287,652.00	1.23%	
			Closing Balance	July-2025	\$2,301,663.94	0.61%	

### 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.

Below is a summary of the total portfolio by credit exposure, maturity terms and investment holdings as at 31 July 2025:

**TABLE 3 – PORTFOLIO TOTAL BY CREDIT EXPOSURE**

Credit Rating Group	Face Value (\$)	Policy Max	
AA	10,354,805	53% 100%	✓
A	3,079,546	16% 60%	✓
BBB	3,655,008	19% 30%	✓
TC	2,301,664	12% 15%	✓
	<b>19,391,023</b>		

**TABLE 4 – PORTFOLIO TOTAL BY MATURITY TERMS**

	Face Value (\$)		Policy Max	
Between 0 and 1 years	18,891,023	97%	100%	✓
Between 1 and 3 years	500,000	3%	60%	✓
	<b>19,391,023</b>			

**TABLE 5 – PORTFOLIO TOTAL BY INVESTMENT HOLDINGS**

	Face Value (\$)	Current Value (\$)
Cash	4,734,351	4,734,351
Floating Rate Note	500,000	506,250
Managed Funds	2,301,664	2,301,664
Term Deposit	11,855,008	11,855,008
	<b>19,391,023</b>	<b>19,397,273</b>

Cash balances are affected by the receipt of rates and grants on 31 July and cash flow requirements of capital works program.

**Table 6** below provides a breakdown of cash balance by internal and external restrictions.

External restrictions are funds that are subject to legislative and contractual 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. These balances will be revised during the preparation of the FY 2025 Financial Statements and may be updated.

**Table 6 - EXTERNAL & INTERNAL RESTRICTIONS**

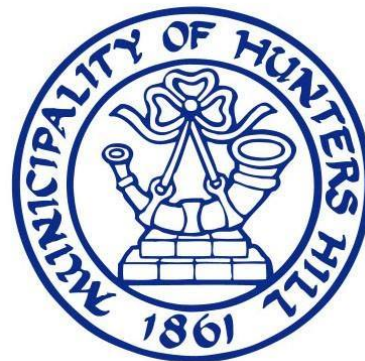
	Actual as at 30 June 2025	Actual as at 31 July 2025
Developer contributions - S7.12	\$2,846,345.23	\$2,846,345.23
Other developer contribution	\$138,000.61	\$138,000.61
Specific purpose unexpended grants	\$1,811,078.80	\$1,889,035.62
Domestic waste management	\$1,023,411.40	\$1,618,645.33
Other special levies	\$1,246,708.26	\$1,576,272.69
<b>Total External Restrictions</b>	<b>\$7,065,544.29</b>	<b>\$8,068,299.47</b>
<b>Internal Restrictions</b>		
Plant and vehicle replacement	\$332,908.10	\$332,908.10

Employee leave entitlements	\$800,672.87	\$720,485.91
Deposits, retentions and bonds	\$3,792,204.18	\$3,797,262.73
Construction of building	\$174,644.92	\$169,130.00
Office equipment & furniture	\$241,423.76	\$247,714.43
Elections	\$104,877.73	\$104,877.73
Insurance reserve	\$137,859.78	\$137,859.78
Road Reconstruction	\$223,760.00	\$0.00
Sustainability Reserve	\$226,846.14	\$226,846.14
Asset Re-purposing	\$4,863,841.74	\$4,863,841.74
Safety & welfare expenses OH&S Incentive	\$40,534.33	\$40,534.33
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	\$82,210.00	\$82,210.00
Contributions for Hillman Orchard Restoration Project	\$14,782.14	\$14,782.14
<b>Total Internal Restrictions</b>	<b>\$11,156,565.69</b>	<b>\$10,858,453.03</b>
<b>Total Restrictions</b>	<b>\$18,222,109.98</b>	<b>\$18,926,752.50</b>

## ATTACHMENTS

1. Prudential Investment Services - Hunters Hill Investment Report July 25 [↓](#)

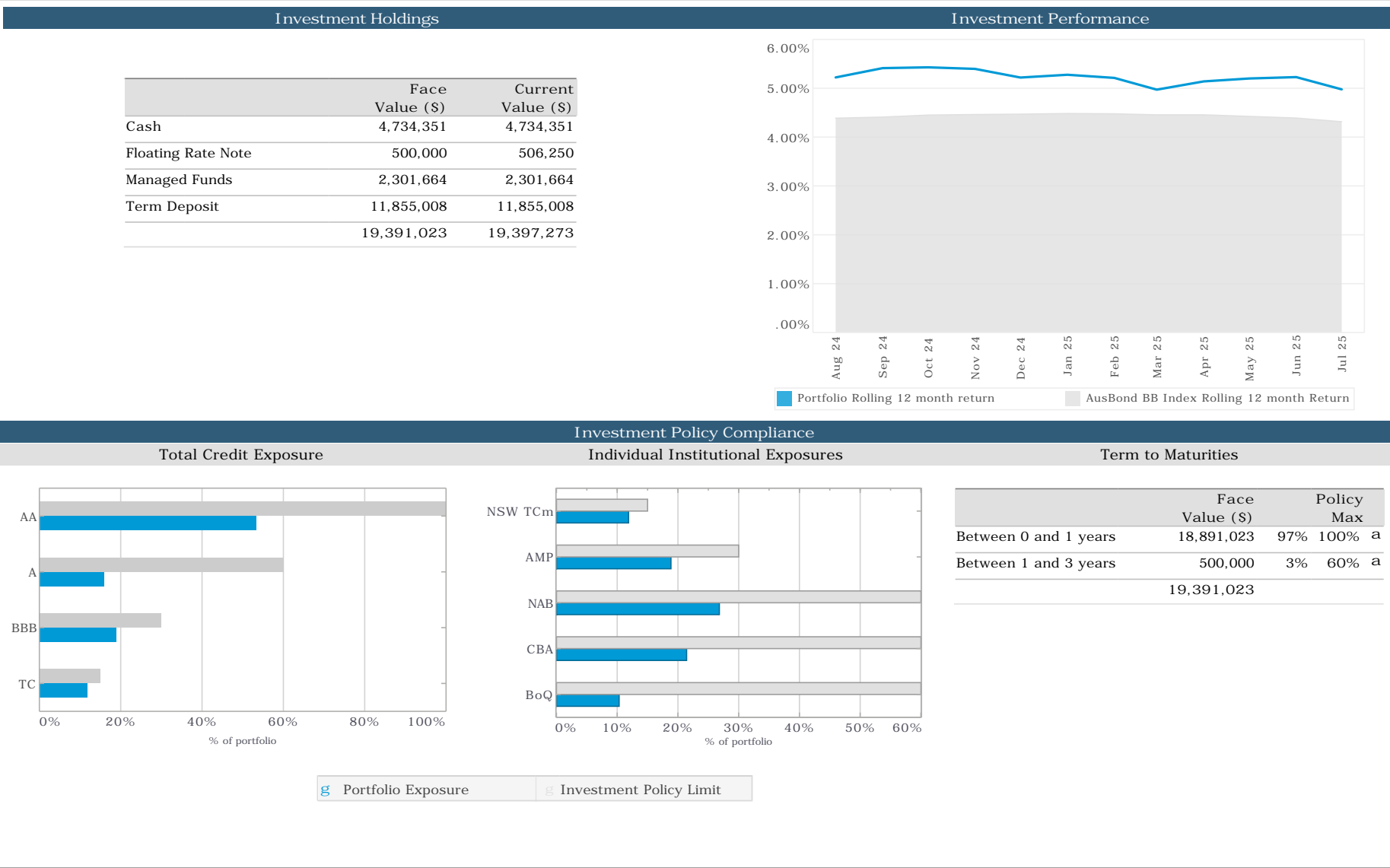




Investment Summary Report  
July 2025



Hunters Hill Council  
Executive Summary - July 2025



## Hunters Hill Council

### Investment Holdings Report - July 2025



Cash Accounts											
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating			Current Value (\$)	Deal No.			Reference
	952,610.65	0.00%	Commonwealth Bank of Australia	AA-			952,610.65	538227			General
	1,079,545.81	4.15%	Macquarie Bank	A+			1,079,545.81	540871			Accelerator
	2,702,194.22	3.85%	Commonwealth Bank of Australia	AA-			2,702,194.22	545055			BOS
	4,734,350.68	3.14%					4,734,350.68				

Managed Funds											
	Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name		Current Value (\$)	Deal No.			Reference
	2,301,663.94	0.6125%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund		2,301,663.94	541469			
	2,301,663.94	0.6125%					2,301,663.94				

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-Aug-25	1,000,000.00	4.50%	National Australia Bank	AA-	1,000,000.00	6-May-25	1,010,726.03	546023	10,726.03	At Maturity	
12-Aug-25	555,008.31	5.05%	AMP Bank	BBB+	555,008.31	12-Aug-24	582,191.55	545347	27,183.24	At Maturity	
23-Sep-25	1,000,000.00	4.27%	National Australia Bank	AA-	1,000,000.00	28-May-25	1,007,604.11	546092	7,604.11	At Maturity	
29-Sep-25	600,000.00	4.40%	AMP Bank	BBB+	600,000.00	27-May-25	604,773.70	546089	4,773.70	At Maturity	
27-Oct-25	1,000,000.00	4.25%	Bank of Queensland	A-	1,000,000.00	28-May-25	1,007,568.49	546091	7,568.49	At Maturity	
3-Nov-25	1,000,000.00	4.50%	AMP Bank	BBB+	1,000,000.00	27-May-25	1,008,136.99	546088	8,136.99	At Maturity	
25-Nov-25	1,000,000.00	4.60%	Suncorp Bank	AA-	1,000,000.00	29-Apr-25	1,011,846.58	546008	11,846.58	At Maturity	
1-Dec-25	1,000,000.00	4.30%	Bank of Queensland	A-	1,000,000.00	2-Jun-25	1,007,068.49	546105	7,068.49	At Maturity	
15-Dec-25	1,000,000.00	4.45%	AMP Bank	BBB+	1,000,000.00	11-Jun-25	1,006,217.81	546155	6,217.81	At Maturity	
9-Mar-26	1,200,000.00	4.22%	National Australia Bank	AA-	1,200,000.00	27-May-25	1,209,156.82	546087	9,156.82	At Maturity	
10-Mar-26	1,000,000.00	4.65%	National Australia Bank	AA-	1,000,000.00	11-Mar-25	1,018,217.81	545897	18,217.81	At Maturity	
17-Mar-26	1,000,000.00	4.63%	National Australia Bank	AA-	1,000,000.00	18-Mar-25	1,017,251.51	545938	17,251.51	At Maturity	
20-Mar-26	500,000.00	4.15%	AMP Bank	BBB+	500,000.00	11-Jun-25	502,899.32	546154	2,899.32	At Maturity	
	11,855,008.31	4.45%			11,855,008.31		11,993,659.21		138,650.90		

## Hunters Hill Council

### Investment Holdings Report - July 2025



#### Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
13-Jan-28	500,000.00	4.8668%	CBA Snr FRN (Jan28) BBSW+ 1.15%	AA-	500,000.00	13-Jan-23	507,450.03	543689	1,200.03	13-Oct-25	
	500,000.00	4.8668%			500,000.00		507,450.03		1,200.03		

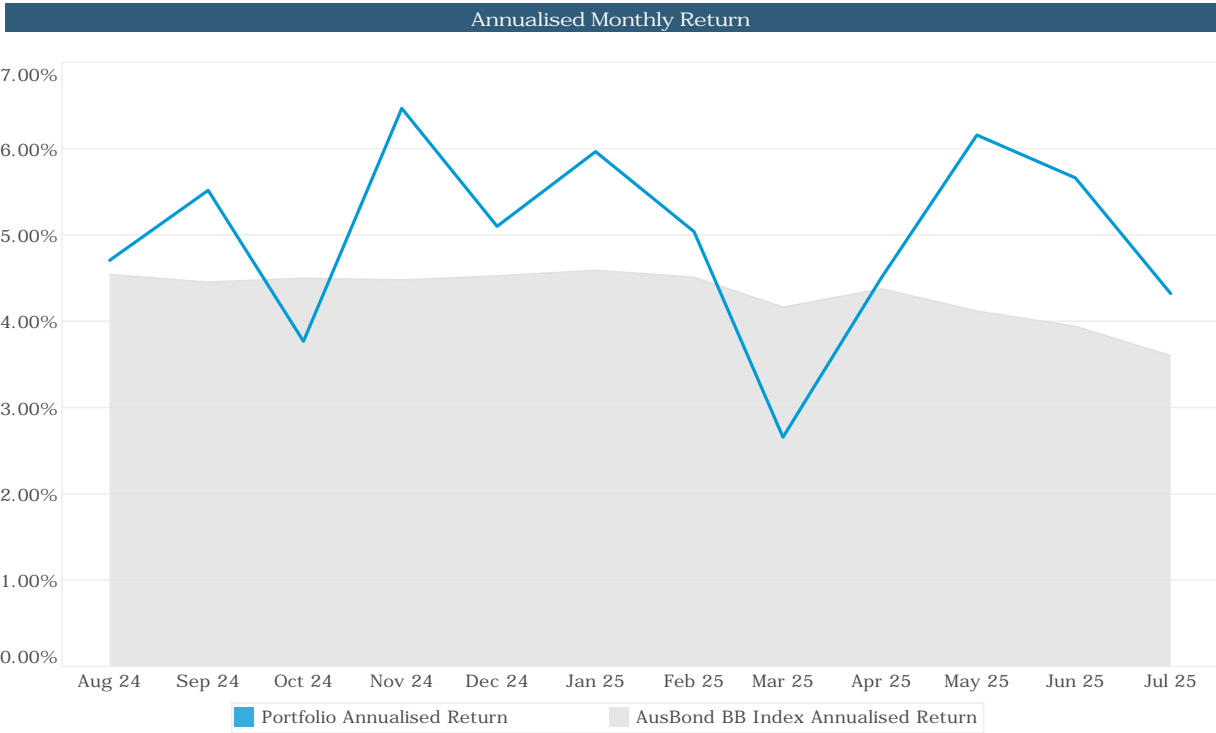
## Hunters Hill Council

### Accrued Interest Report - July 2025



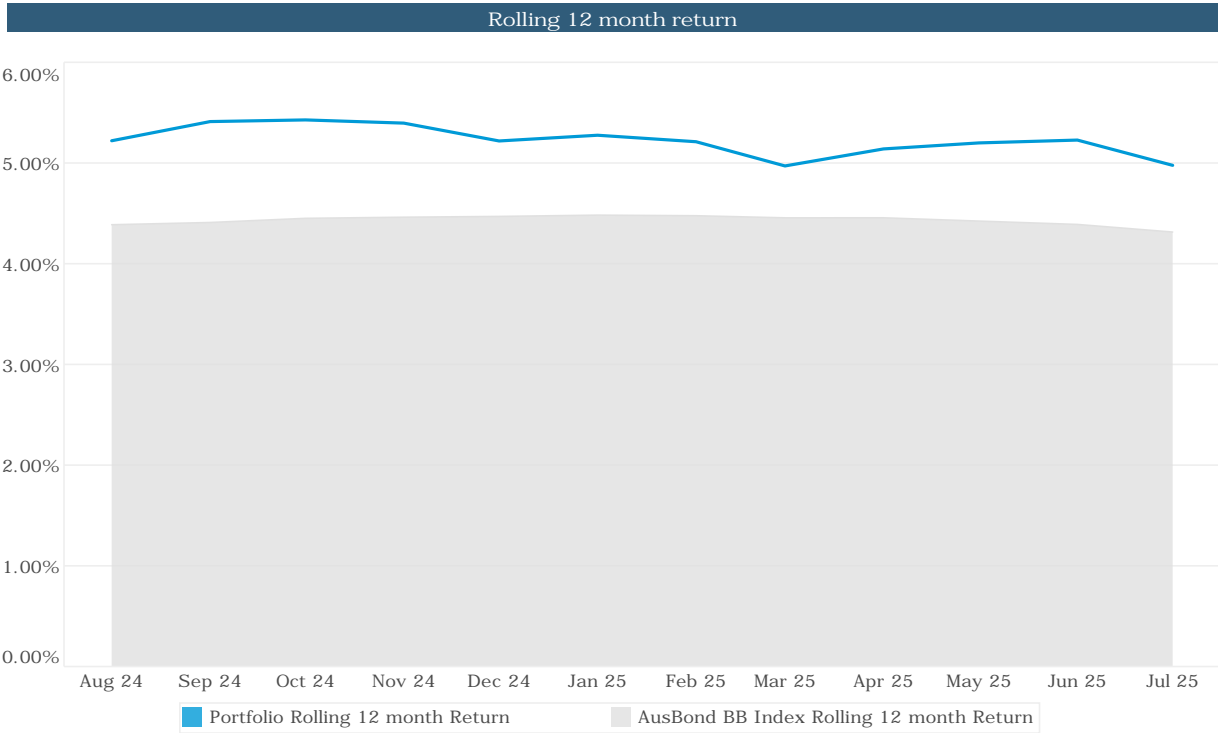
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
<u>Cash</u>									
Commonwealth Bank of Australia	538227					1.77	0	8.09	0.00%
Commonwealth Bank of Australia	545055					3,645.00	0	2,507.04	3.85%
Macquarie Bank	540871					3,791.61	0	3,791.61	4.15%
						7,438.38		6,306.74	1.96%
<u>Floating Rate Note</u>									
CBA Snr FRN (Jan28) BBSW+ 1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	6,479.45	31	2,125.67	5.01%
						6,479.45		2,125.67	5.01%
<u>Term Deposits</u>									
National Australia Bank	545231		1,000,000.00	3-Jul-24	2-Jul-25	54,350.68	1	149.31	5.45%
National Australia Bank	546023		1,000,000.00	6-May-25	6-Aug-25	0.00	31	3,821.92	4.50%
AMP Bank	545347		555,008.31	12-Aug-24	12-Aug-25	0.00	31	2,380.45	5.05%
National Australia Bank	546092		1,000,000.00	28-May-25	23-Sep-25	0.00	31	3,626.58	4.27%
AMP Bank	546089		600,000.00	27-May-25	29-Sep-25	0.00	31	2,242.19	4.40%
Bank of Queensland	546091		1,000,000.00	28-May-25	27-Oct-25	0.00	31	3,609.59	4.25%
AMP Bank	546088		1,000,000.00	27-May-25	3-Nov-25	0.00	31	3,821.92	4.50%
Suncorp Bank	546008		1,000,000.00	29-Apr-25	25-Nov-25	0.00	31	3,906.85	4.60%
Bank of Queensland	546105		1,000,000.00	2-Jun-25	1-Dec-25	0.00	31	3,652.05	4.30%
AMP Bank	546155		1,000,000.00	11-Jun-25	15-Dec-25	0.00	31	3,779.45	4.45%
National Australia Bank	546087		1,200,000.00	27-May-25	9-Mar-26	0.00	31	4,300.93	4.22%
National Australia Bank	545897		1,000,000.00	11-Mar-25	10-Mar-26	0.00	31	3,949.32	4.65%
National Australia Bank	545938		1,000,000.00	18-Mar-25	17-Mar-26	0.00	31	3,932.33	4.63%
AMP Bank	546154		500,000.00	11-Jun-25	20-Mar-26	0.00	31	1,762.33	4.15%
						54,350.68		44,935.22	4.45%
<u>Grand Totals</u>						<u>68,268.51</u>		<u>53,367.63</u>	<u>3.89%</u>

Hunters Hill Council  
Investment Performance Report - July 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Jul 2025	4.32%	3.60%	0.72%
Last 3 months	5.37%	3.89%	1.48%
Last 6 months	4.71%	4.11%	0.60%
Financial Year to Date	4.32%	3.60%	0.72%
Last 12 months	4.98%	4.31%	0.67%

Hunters Hill Council  
Investment Performance Report - July 2025



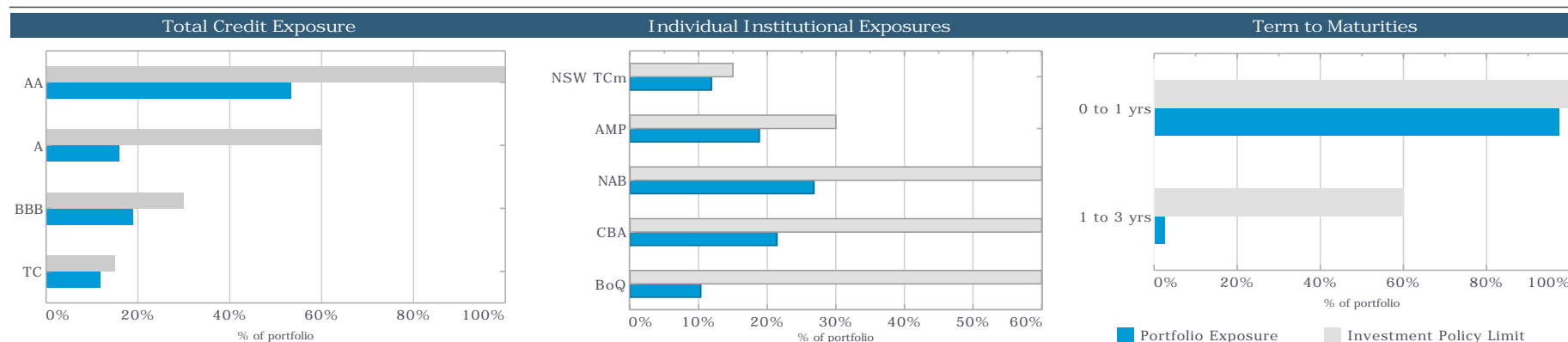
Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Jul 2025	0.36%	0.30%	0.06%
Last 3 months	1.33%	0.97%	0.36%
Last 6 months	2.31%	2.02%	0.29%
Financial Year to Date	0.36%	0.30%	0.06%
Last 12 months	4.98%	4.31%	0.67%





## Hunters Hill Council

### Investment Policy Compliance Report - July 2025



Credit Rating Group	Face Value (\$)	Policy Max
AA	10,354,805	53% 100% a
A	3,079,546	16% 60% a
BBB	3,655,008	19% 30% a
TC	2,301,664	12% 15% a
	19,391,023	

Institution	% of portfolio	Investment Policy Limit
NSW T-Corp (TCm)	12%	15% a
AMP Bank (BBB+)	19%	30% a
National Australia Bank (AA-)	27%	60% a
Commonwealth Bank of Australia (AA-)	21%	60% a
Bank of Queensland (A-)	10%	60% a
Macquarie Bank (A+)	6%	60% a
Suncorp Bank (AA-)	5%	60% a

	Face Value (\$)	Policy Max
Between 0 and 1 years	18,891,023	97% 100% a
Between 1 and 3 years	500,000	3% 60% a
	19,391,023	

a = compliant  
r = non-compliant





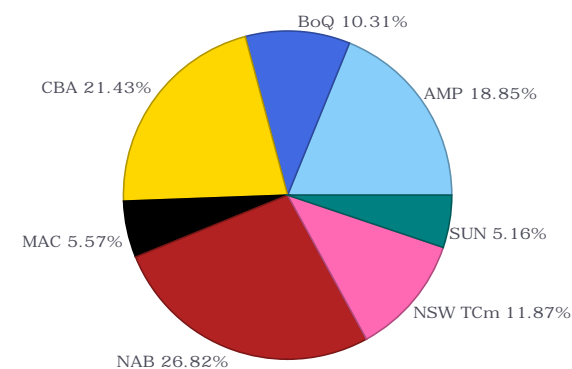
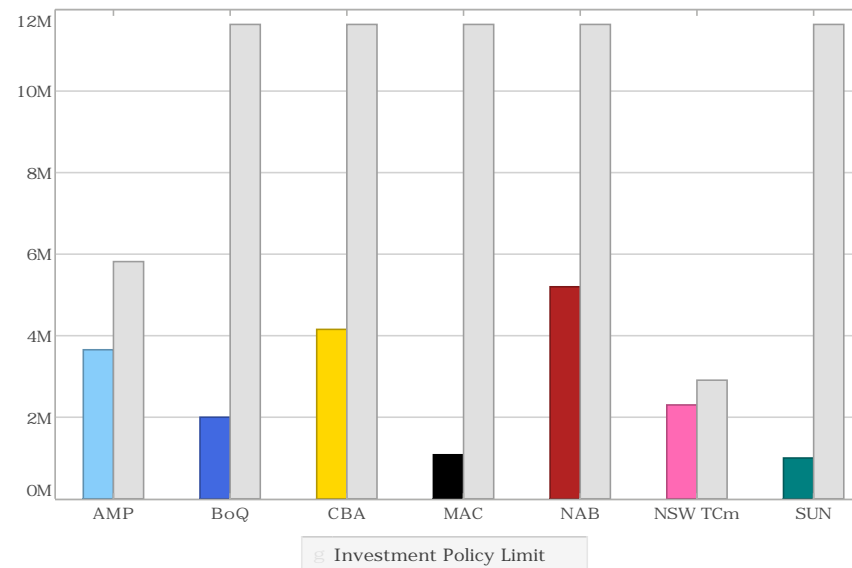
## Hunters Hill Council

### Individual Institutional Exposures Report - July 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	3,655,008	19%	5,817,307	30%	2,162,299
Bank of Queensland (A-)	2,000,000	10%	11,634,614	60%	9,634,614
Commonwealth Bank of Australia (AA-)	4,154,805	21%	11,634,614	60%	7,479,809
Macquarie Bank (A+)	1,079,546	6%	11,634,614	60%	10,555,068
National Australia Bank (AA-)	5,200,000	27%	11,634,614	60%	6,434,614
NSW T-Corp (TCm)	2,301,664	12%	2,908,653	15%	606,989
Suncorp Bank (AA-)	1,000,000	5%	11,634,614	60%	10,634,614
	19,391,023				

Individual Institutional Exposure Charts



## Hunters Hill Council

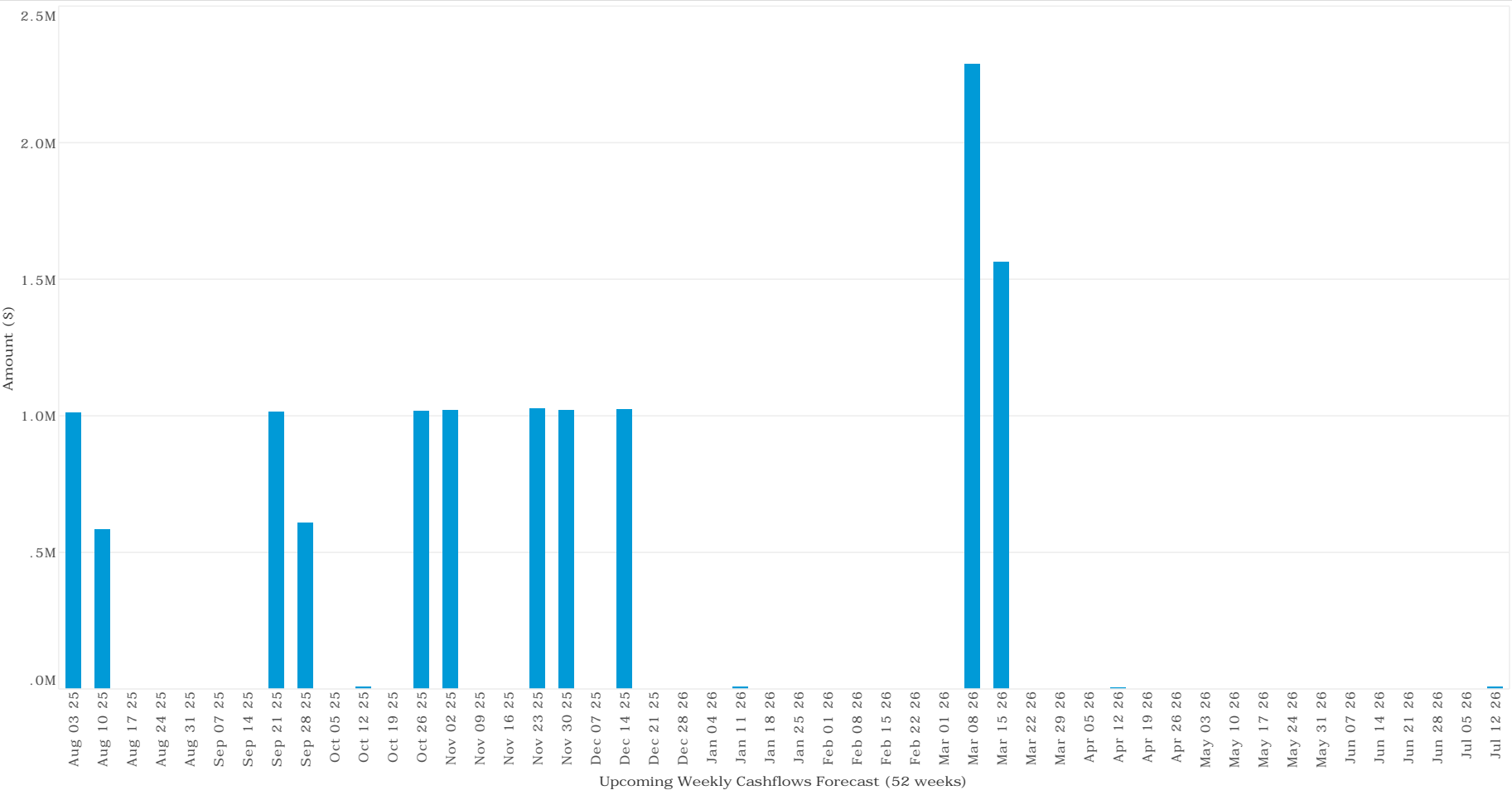
### Cashflows Report - July 2025



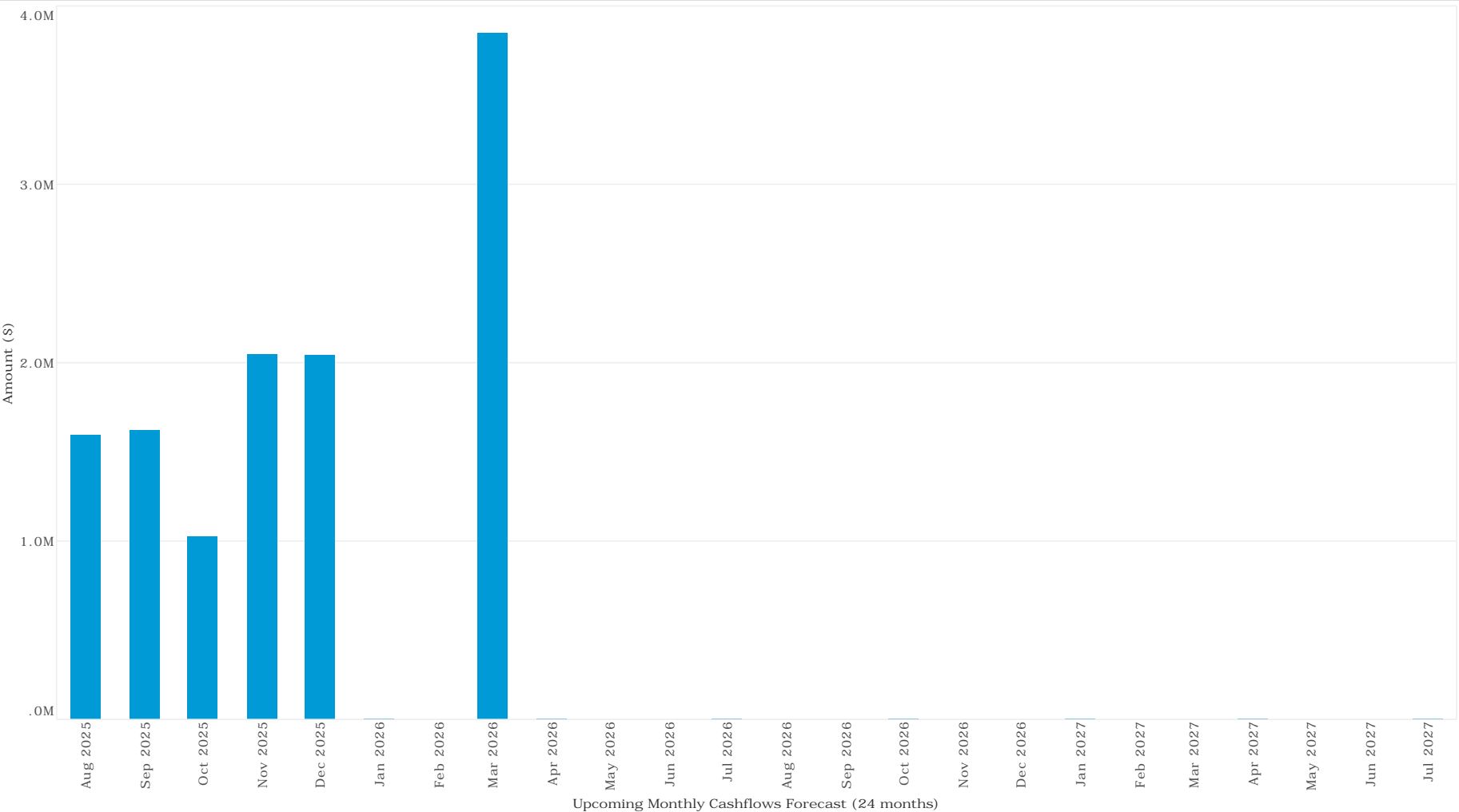
Actual Cashflows for July 2025					
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Jul-25	545231	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	54,350.68
				<u>Deal Total</u>	<u>1,054,350.68</u>
				Day Total	1,054,350.68
14-Jul-25	543689	CBA Snr FRN (Jan28) BBSW+ 1.15%	Floating Rate Note	Coupon Date	6,479.45
				<u>Deal Total</u>	<u>6,479.45</u>
				Day Total	6,479.45
				<u>Total for Month</u>	<u>1,060,830.13</u>

Forecast Cashflows for August 2025					
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
6-Aug-25	546023	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	11,342.47
				<u>Deal Total</u>	<u>1,011,342.47</u>
				Day Total	1,011,342.47
12-Aug-25	545347	AMP Bank	Term Deposit	Maturity: Face Value	555,008.31
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	28,027.92
				<u>Deal Total</u>	<u>583,036.23</u>
				Day Total	583,036.23
				<u>Total for Month</u>	<u>1,594,378.70</u>

Hunters Hill Council  
Cashflows Report - July 2025



Hunters Hill Council  
Cashflows Report - July 2025



<b>ITEM NO</b>	: 4.7
<b>SUBJECT</b>	: DRAFT FOOTPATH OCCUPATION DISPLAY POLICY
<b>STRATEGIC OUTCOME</b>	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
<b>ACTION</b>	: COMPLETE INSPECTIONS AND COMPLIANCE OF BUILDINGS AND GOOD PREMISES
<b>REPORTING OFFICER</b>	: STEVE KOUREPIS

Ref:786336

**PURPOSE**

The purpose of this report is to provide the framework to regulate the occupation of Council's footpaths within Hunters Hill Council LGA for the commercial purpose of display of shop goods to: -

- Enable appropriate use of footpaths for the display of goods by applying standards and controls
- Positively contribute to the streetscape
- Encourage local shopping
- Encourage amenity and economic viability of Hunters Hill LGA business centres and neighbourhood localities

**RECOMMENDATION**

1. That the report be received and noted.
2. The draft Footpath Occupation Display Policy, attached, be placed on exhibition for 28 Days.

**BACKGROUND**

To date, there has not been a formal policy to regulate the display of goods on public footpaths.

The Footpath Occupation Display Policy has been formulated to assist the local business community and provide clear guidelines for the display of goods on footpaths.

**REPORT**

To draft Footpath Occupation Display Policy applies general controls to proposals for the occupation of Council's footpaths and other public places, to maintain amenity and accessibility. These controls include:

- Merchandise displays on footpaths should not cause inconvenience or disrupt pedestrian thoroughfare or access to adjoining businesses or cause public offence.
- Businesses applying for footpath occupation for merchandise must have the required approvals for the business being conducted in the premises and the footpath occupation must relate to that use.
- An unimpeded clearance of 2m be maintained between merchandise and the kerbline or street furniture to allow for thoroughfare.
- The display to be adjacent to the premise.
- Goods on display must be aesthetic and contribute pleasingly to the streetscape.
- Display furniture to be maintained in good condition. It must be secure and safe.
- All merchandise and display furniture to be removed and stored within the premises at close of business.
- A-frames/sandwich boards to not be given approval due to safety concerns.
- Advertising not associated with the business not be permitted
- Council will mark the boundaries of the approved area with installation of markers
- Council may have input into the type of merchandise being stored on Council land.
- A yearly rental fee to be paid for use of Council property.
- Council Rangers to monitor for not keeping within approved area.
- Applications to include descriptions/ photographs of merchandise and stands to be used in the display.
- A to scale plan of the area to be used, with dimensions, the customer is seeking approval for.

## **CONCLUSION**

In order to assist the local business community, a draft Footpath Occupation Display Policy has been formulated. This Policy provides clear guidelines and controls for local businesses and shops on the display of commercial goods and merchandise on footpaths in the LGA.

The Policy aims to enable the appropriate use of footpaths for the display of goods in a way that positively contributes to local streetscape, encourage local shopping and enhance the amenity and economic viability of Hunters Hill LGA business centres.

## **FINANCIAL IMPACT ASSESSMENT**

The ongoing administration cost associated with the Local Approvals Policy – Footpath Occupation Display Policy is projected to be recovered from the applicants.

## **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. Operators of Footpath Occupation - Goods on Display are required to hold public liability insurance.

**ATTACHMENTS**

1. Footpath Occupation Display Policy - Draft [↓](#)

## HUNTER'S HILL COUNCIL



POLICY NO.	xx
POLICY TITLE	Footpath Occupation Display Policy
STATUS	Council
SERVICE	Town Planning
DOCUMENT ID	xx

**LEGISLATIVE FRAMEWORK**

This policy may be cited as the Footpath Occupation Display Policy. This policy has been prepared in accordance with the provisions of the Local Government Act, 1993.

**PURPOSE**

The purpose of this document is to enhance the aesthetic and cultural diversity of merchandising in the Hunter's Hill Council. The policy establishes the criteria for controlling how merchandise for sale can be displayed on public footpaths.

The display of merchandise on public footpaths should not cause inconvenience or disruption to pedestrian circulation or to adjoining businesses or nearby residential areas or cause public offence.

**APPROVAL**

There are no circumstances where the display of merchandise on a public footpath may be established without the approval of the Council. Street stalls also require Council approval, but are not covered by this policy.

Written applications are to be made to Council in accordance with the application requirements contained in this policy.

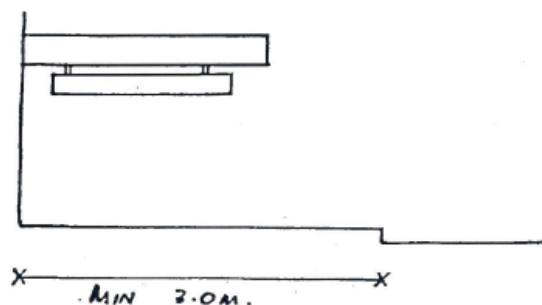
**LOCATION**

*Objective: To ensure that the display of merchandise of footpaths does not cause undue inconvenience or disruption to adjoining businesses or to general pedestrian access.*

Merchandise displays are permissible in most commercial centres provided that maximum display area requirements are met.

- a) All premises in commercial zones abutting footpaths over 3.0 metres in width may apply for a merchandise display Permit to be located directly outside the premises on the footpath except as provided by paragraph (b). (See Diagram 1).



**DIAGRAM 1**

- b) A clear distance of 2 metres is to be maintained between merchandise and the kerbline or any other street furniture, on the footpath.
- c) The permit area is not to exceed 20% of the total footpath area between the property boundaries and the kerbline.
- d) If the operation of the merchandise display is found to cause undue inconvenience or disruption to pedestrian circulation or to the adjoining business premises, or cause danger to pedestrians, Council may terminate the permit.
- e) If the application for a merchandise display is successful, the permit area will be marked on the pavement by Council in an appropriate manner.
- f) When the merchandise display is not in use, the permit area shall be made available to the public for normal pedestrian use.
- g) They are removed from the permit area at the end of normal business hours (See CONDUCT OF BUSINESS clause b).

### CONDUCT OF BUSINESS

*Objective: To ensure that no undue inconvenience or annoyance is caused to pedestrians, adjacent businesses or nearby residential areas.*

- a) All structures and operations of the merchandise display shall remain within the permit area at all times.
- b) Hours of operation shall be restricted to the normal business hours of the premises.

- c) Merchandise on display must be kept clear of all required fire exits of the premises or of adjoining premises.
- d) The Permit Holder shall maintain the permit area in a clean and tidy condition free from any litter, rubbish or disfigurement.
- e) Any rubbish which is collected from the land must be disposed of in accordance with Council directions.

### NATURE OF MERCHANDISE

*Objective: To ensure that merchandise displayed is not likely to cause public offence.*

Merchandise may not be displayed pursuant to the policy if it contravenes the provisions of the Indecent Articles and Classified Publications Act, 1975, or if at the discretion of the Council's General Manager, it is likely to cause public offence.

### ADVERTISING

*Objective: To ensure that outdoor advertising does not become cluttered and reduce aesthetic qualities of public areas.*

- a) General advertising on any display structures in the permit area is not permitted. Shop names or logos are acceptable. Any proposed signage should be incorporated into the original application.
- b) "A" frames and other advertising boards are not be permitted within the permit area.

### RENT, INSURANCE AND LEGAL COSTS

*Objective: To ensure that a suitable fee is levied in acknowledgement of the use of public land and to protect Council from insurance claims on land under the control of the Permit Holder.*

Fee payable on application as per Council's published fees and charges.

### STRUCTURES

*Objective: To ensure that only appropriate structures are used on public footpaths for merchandise displays.*

- a) No permanent structures will be permitted to be erected on public footpaths for the purpose of merchandise displays as part of this policy
- b) Temporary structures will be permitted for the display of merchandise on public footpaths provided:
  - i. they do not exceed 1.5 metres in height, measured from the surface of the footpath to the highest point of the structure.
  - ii. they are stable and do not provide a risk to public safety.

- c) Insurance

- i. The Permit Holder shall take out a public risk policy in the joint names of the Council and the Permit Holder at the value of not less than ten million dollars (\$20,000,000) with an insurance company approved by the Council.
  - ii. The Permit Holder shall produce its public risk policy to Council within 14 days after being requested to do so.
  - iii. If the Permit Holder fails to take or maintain the policy specified in d) Indemnities (i), the Council may do all things necessary to effect or maintain such policy and any moneys expended by the Council shall be repayable by the Permit Holder on demand.
- d) Indemnities
- i. The Permit Holder will indemnify the Council from and against all actions, claims, demands, losses, costs and expenses for which the Council may be liable or would have been liable but for this clause in respect of or arising from any loss, damage, injury or death from any cause whatsoever to the property or person on the permit area or the adjacent footpath and whether or not caused or contributed to by the Permit Holder or his employees, servants, agents, invitees, customers, patrons or visitors.
- e) Assignment
- The Permit Holder may not assign, transfer or otherwise dispose of his/her rights pursuant to the permit without the prior consent, in writing, of Council.

#### COMPLIANCE WITH CONDITIONS OF PERMIT

*Objective: To enable Council to enforce the requirements of this policy and/or rectify non-compliance with conditions of the Permit.*

- a) Council may serve notice on the Permit Holder specifying any changes or repairs which are necessary to be carried out by the Permit Holder. If the changes or repairs are not completed within the time specified in the notice, and to the satisfaction of Council's General Manager, Council may, through its agents, servants, contractors or officers, carry out the repairs and recover the costs from the Permit Holder.
- b) Failure to comply with any of the requirements of this policy or conditions of the permit may result in the cancellation of the permit and may incur loss of fee, if applicable, at the discretion of Council.

#### OTHER PERMITS AND REGULATIONS

The Permit Holder shall comply with the provisions of all laws, statutes, regulations, ordinances, rules, proclamations, by-laws, directions and notices whatsoever in force from time to time and material or applicable to the land and footpath merchandise displays.

#### APPLICATION REQUIREMENTS

- a) An application is required for approval for merchandise displays on footpaths.
- b) Shopkeepers who display merchandise on footpaths will be informed of the Policy and invited to make application under the Policy for a permit to continue displaying merchandise.

- ## DEFINITIONS

## POLICY AUTHORITY

REVIEW

**Next review date: August 2030**

## Footpath Occupation Display Policy

VERSION CONTROL TABLE				
DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR

DRAFT

<b>ITEM NO</b>	: 4.8
<b>SUBJECT</b>	: DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN JULY 2025
<b>STRATEGIC OUTCOME</b>	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
<b>ACTION</b>	: ASSESSMENT OF DEVELOPMENT AND CONSTRUCTION PROCESSES IS REVIEWED AND STREAMLINED
<b>REPORTING OFFICER</b>	: STEVE KOUREPIS

Ref:785815

**PURPOSE**

The purpose of this report is to advise of Development Applications determined under delegated authority for the period of July 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	Lodged Date	10/12/2024
Development Application No.	Mod Application DA 2021-1063-2	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Ramy Tawadros	Value	N/A
Premises	18 The Point Road, Woolwich	Landscaped Area	N/A
Classification (BCA)	1a	Date lodged	10.12.2024
Assessing Officer	Shahram Mehdizadgan	Determination Date	26.06.2025
Proposal	Use a storage room below the ground level and the staircase down to the storage room and WC in the lower living room		

Determination		Approval	
Development Application No.	DA 2025-0091	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Ms Janet Lazzaro	Value	N/A
Premises	1 Lot Lane Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	15.05.2025
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	27.06.2025
Proposal	Removal of two (2) trees		
Determination	<b>Refuse</b> removal of one (1) tree <b>Approve</b> removal of one (1) tree, with the planting of one (1) replacement tree within the property		
Tree 1 – <i>Brachychiton acerifolius</i> (Illawarra Flame Tree) <ul style="list-style-type: none"><li>• Late-mature specimen</li><li>• Fair health (crown density 50% approx.)</li><li>• Good structural condition</li><li>• Moderate landscape significance</li><li>• Root system lifting adjacent asphalt driveway</li><li>• The Arboricultural Report submitted with the Application allocates a SULE Category of 4B (dangerous trees because of instability or recent loss of adjacent trees)</li><li>• Assessment of the tree by Council’s Tree &amp; Landscape Consultant agrees that the tree shows an age-related decline in vigour but allocates a Useful Life Expectancy within the 5–15-year range. The tree has no significant structural defects and minimal dead wood is present throughout the crown</li><li>• The Arboricultural Report submitted with the Application identifies that the tree’s root system is damaging the adjacent boundary retaining wall. However, no evidence of significant damage is provided within the report. The report suggests the tree’s root system may pose a risk to the neighbouring dwelling but provides no evidence of damage</li><li>• It should be noted that structures with a large mass and significant footings such as a dwelling are not typically damaged by tree root systems</li><li>• Options to repair the damaged driveway that would allow for the retention of the tree should be considered. Options include localised regrading and thinning of the subbase layer over roots</li><li>• The Application for tree removal is <b>refused</b></li></ul>			
Tree 2 – <i>Pyrus ussuriensis</i> (Manchurian Pear) <ul style="list-style-type: none"><li>• Early-mature specimen</li><li>• Good health</li><li>• Good/fair structural condition</li><li>• Low landscape significance</li><li>• Planted immediately adjacent to retaining wall. Root pressure causing significant damage to wall and stairs</li><li>• Application is <b>approved</b> as the tree is a relatively small specimen of low landscape significance that has been planted in an inappropriate location. Tree removal is required to allow for repair of the damaged structures</li></ul>			

- Replacement planting is required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree 2	Location	Comments
<i>Pyrus ussuriensis</i> (Manchurian Pear)	Adjacent to carport	Remove tree due to significant damage to adjacent structures

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the front garden area at property	25 litre	1	<i>Magnolia x soulangiana</i> (Saucer Magnolia) Or <i>Stenocarpus sinuatus</i> (Firewheel Tree) Or <i>Lagerstoemia indica</i> (Crepe Myrtle) Or <i>Elaeocarpus eumundi</i> (Quandong)

**Note 1:** Please contact Council's Tree & Landscape Consultant if you would like to nominate an alternate replacement species

**Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.

Development Application No.	DA 2025-0100	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mark Armstrong	Value	N/A
Premises	28 Joubert Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	10.06.2025
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	19.06.2025
Proposal	Removal of one (1) tree		
Determination	<b>Approve</b> removal of one (1) tree, with the planting of one (1) replacement tree within the property		

Tree 1 – *Populus nigra 'Italica'* (Lombardy Poplar)

- Late-mature specimen
- Low landscape significance
- Fair health; crown dieback with development of epicormic growth
- Poor structural condition; extensive wounds with advanced decay
- Application proposes tree removal due to poor structural condition
- Application is **approved**
- Replacement planting is required to maintain the canopy cover in the suburb.



The following trees may be removed:

Tree 1	Location	Comments
<i>Populus nigra</i> 'Italica' (Lombardy Poplar)	Rear garden	Remove tree due to poor structural condition

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the property	45 litre	1	<i>Magnolia grandiflora</i> 'Exmouth' Bull Bay Magnolia cvs Or <i>Stenocarpus sinuatus</i> (QLD Firewheel Tree)

Development Application No.	DA 2025-0096	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mrs Penny Hurley	Value	N/A
Premises	11 Ernest Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	05.06.2025
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	17.06.2025
Proposal	Removal of one (1) tree		
Determination	<b>Approve</b> removal of one (1) tree, with the planting of one (1) replacement tree within the property		

Tree 1 – *Livistona australis* (Cabbage Palm)

- Mature specimen growing in a mixed species group of palms within a narrow garden bed between the dwelling and the site boundary
- Low landscape significance
- Good health
- Fair structural condition. The trunk has developed a moderate phototropic trunk lean. However, mounding at the base of the trunk may also be associated with root plate movement
- Root pressure damaging adjacent boundary retaining wall.
- Application proposes tree removal due to stability concerns and retaining wall damage
- Application is **approved**
- Replacement planting is required to maintain the canopy cover in the suburb. Due to existing, large mature trees at the property, the replacement tree should be of a small species tolerant of growing in a semi-shaded position

The following trees may be removed:

Trees 1 & 2	Location	Comments
<i>Livistona australis</i> (Cabbage Palm)	Rear garden	Remove tree due to stability concerns and retaining wall damage

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the property	25 litre	1	<i>Magnolia stellata</i> (Star Magnolia) or <i>Acer palmatum</i> (Japanese Maple) or <i>Backhousia citriodora</i> (Lemon Myrtle)

Type of Report	Delegated Authority	Inspection Date	16.04.25
Development Application No.	DA2025/0050	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Robert Bailey	Value	\$972,131
Premises	3 Gray Street, Henley	Landscaped Area	68.58%
Classification (BCA)	1a, 10a, 10b	Date lodged	26.03.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	26.06.25
Proposal	Alterations and additions to the existing dwelling		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	30/04/25
Development Application No.	DA20250067	Zone	R2 Low Density
Construction Certificate No.	N/A	Notification	Yes
Applicant	Michelle Boyd	Value	\$2,740,850
Premises	8 Aston Street, Hunters Hill	Landscaped Area	54.5%
Classification (BCA)	1a, 10a, 10b	Date lodged	09/04/25
Assessing Officer	Patrick Ogisi	Determination Date	21/05/25
Proposal	Alterations and additions to the existing dwelling.		
Determination	Deferred Commencement		

Development Application No.	DA 2025-0129	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	The Owners – Strata Plan 1475	Value	N/A
Premises	17-21 Mary Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	16.06.2025
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	02.07.2025
Proposal	Removal of two (2) trees		
Determination	<b>Refuse</b> removal of two (2) trees		

Trees 1 & 2 – *Fraxinus* sp. (Ash species)

- Mature specimens with moderate landscape significance
- Good health
- Application proposes tree removal due to blocked pipes resulting in flooding issues and potential damage to the building from tree roots
- It is understood that repairs/relining of pipework has been previously undertaken however blockages are still occurring. Tree roots will seldom cause direct damage to pipework. Typically, roots will enter pipework through poorly sealed joints or cracks. Removal of trees adjacent to a blockage may not resolve the issue as any other vegetation within the vicinity has the potential to enter and block the pipe work. It should be noted that a tree's root system will typically extend between one and a half and two and a half times the height of the tree. Repair of leaking pipes is considered the most appropriate approach to dealing with blocked pipework
- Typically, most tree roots are located in the upper 600mm of the soil profile and will be deflected to grow alongside, rather than under a large inground obstructions such as the footing of a dwelling. Even where roots extend beneath a substantial footing, direct damage through root pressure is typically uncommon, as roots seldom generate sufficient force to lift structures with significant mass
- Application is **refused**
- Any claims in relation to structural damage must be supported by evidence provided by an expert within the appropriate field. The Applicant should engage an engineer to assess any damage and advise on the likely cause. The engineer must base their assessment on evidence rather than theoretical assumptions and consider any available options for the repair of damage whilst enabling the retention of the trees.

Development Application No.	DA 2025-0151	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Marist Schools Australia Ltd T/A St Joseph's College	Value	N/A
Premises	12 Ryde Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	20.06.25
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	04.07.25
Proposal	Removal of three (3) trees		

Determination	<b>Approve</b> removal of two (2) trees, with the planting of two (2) replacement trees <b>Refuse</b> the removal of one (1) tree and <b>approve</b> pruning with Conditions imposed to limit the extent of the pruning works										
Tree 1 – <i>Phoenix canariensis</i> (Phoenix Palm) <ul style="list-style-type: none"><li>Tree 15 in Arboricultural Report</li><li>Mature specimen with moderate landscape significance</li><li>Fair health – tree showing signs of dieback</li><li>Adjacent <i>Phoenix canariensis</i> have been removed due to <i>Fusarium</i> wilt</li><li>Application proposes tree removal due to the declining health of the tree</li><li>Application is <b>approved</b></li><li>Replacement planting is required to maintain the canopy cover in the suburb</li></ul>											
Tree 2 – <i>Lophostemon confertus</i> (Brushbox) <ul style="list-style-type: none"><li>Tree 16 in Arboricultural Report</li><li>Mature specimen with moderate landscape significance</li><li>Poor health – crown density 25-50%</li><li>Partially suppressed by adjacent trees</li><li>Application proposes tree removal due to the poor health of the tree</li><li>Application is <b>approved</b></li><li>Replacement planting is required to maintain the canopy cover in the suburb</li></ul>											
Tree 3 – <i>Lophostemon confertus</i> (Brushbox) <ul style="list-style-type: none"><li>Tree 18 in Arboricultural Report</li><li>Mature specimen with moderate landscape significance</li><li>Fair health – crown density 50-75%</li><li>Application proposes tree removal due to the poor health of the tree and ‘hazardous’ branches extending over the swimming pool area</li><li>Application is <b>refused</b></li><li>It is understood that the tree shows recent signs of improved health and vigour and may continue to improve. Pruning could be undertaken to remove/reduce branches extending over the swimming pool area</li><li>Pruning is <b>approved</b> with Conditions imposed to limit the extent of the pruning works</li></ul>											
The following trees may be removed:											
<table><tr><th>Trees 1 &amp; 2</th><th>Location</th><th>Comments</th></tr><tr><td>Tree 1 <i>Phoenix canariensis</i> (Phoenix Palm)</td><td>Adjacent to swimming pool</td><td>Crown symptoms consistent with <i>Fusarium</i> wilt</td></tr><tr><td>Tree 2 <i>Lophostemon confertus</i> (Brushbox)</td><td>Adjacent to swimming pool</td><td>Poor health with reduced crown density</td></tr></table>			Trees 1 & 2	Location	Comments	Tree 1 <i>Phoenix canariensis</i> (Phoenix Palm)	Adjacent to swimming pool	Crown symptoms consistent with <i>Fusarium</i> wilt	Tree 2 <i>Lophostemon confertus</i> (Brushbox)	Adjacent to swimming pool	Poor health with reduced crown density
Trees 1 & 2	Location	Comments									
Tree 1 <i>Phoenix canariensis</i> (Phoenix Palm)	Adjacent to swimming pool	Crown symptoms consistent with <i>Fusarium</i> wilt									
Tree 2 <i>Lophostemon confertus</i> (Brushbox)	Adjacent to swimming pool	Poor health with reduced crown density									
The following trees may be pruned:											

Tree 3	Location	Comments
Tree 3 – <i>Lophostemon confertus</i> (Brushbox)	Adjacent to swimming pool	<p>Prune 1x lopped 2<sup>nd</sup> order branch in lower crown extending over swimming pool</p> <p>Reduction Prune higher order branches &lt;75mm diameter extending over swimming pool</p> <p>In total the branches pruned shall represent no greater than 10% of the tree's crown volume</p>

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Adjacent to swimming pool	100 litre	2	<p><i>Bismarckia nobilis</i> (Bismark Palm)</p> <p>It is understood these trees have already been purchased by the college. There is concern about this species being affected by <i>Fusarium</i>. Any trees which fail to establish must be replaced with new 100L trees.</p>

**Note 1:** Please contact Council's Tree & Landscape Consultant if you would like to nominate an alternate replacement species

**Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.

Type of Report	Delegated Authority	Inspection Date	07.05.25
Development Application No.	DA2025/0068	Zone	R3
Construction Certificate No.	N/A	Notification	Yes
Applicant	Timothy Echevarria	Value	\$1,360,000
Premises	15 Church Street, Hunters Hill	Landscaped Area	40%
Classification (BCA)	1a, 10a, 10b	Date lodged	16.04.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	11.07.25
Proposal	Demolition of the non-original rear extension of an existing free standing dwelling, with a new ground floor addition, alterations to the interior of the existing dwelling for retention and landscaping works		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	04/06/25
Development Application No.	DA20220092-3	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Sam Samarghandi	Value	N/A
Premises	1A McBride Avenue, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	1a, 10a, 10b	Date lodged	15/05/25
Assessing Officer	Patrick Ogisi	Determination Date	17/06/25
Proposal	New dwelling, garage and associated landscaping on a vacant block affected by restrictions on the land – s4.55 Modifications – amendment to condition 45.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	28/05/25
Development Application No.	DA20250094	Zone	R3 Medium Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Belinda Bayliss	Value	\$1,174,000
Premises	21 Le Vesinet Drive, Hunters Hill	Landscaped Area	47%
Classification (BCA)	1a, 10a, 10b	Date lodged	26/05/25
Assessing Officer	Patrick Ogisi	Determination Date	14/07/25
Proposal	Alterations and additions to the existing dwelling		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	12/06/25
Development Application No.	DA20250124	Zone	R3 Medium Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Mark Assad	Value	\$22,000
Premises	2-4 Karrabee Avenue, Huntleys Cove	Landscaped Area	Same as existing.
Classification (BCA)	1a	Date lodged	04/06/25
Assessing Officer	Patrick Ogisi	Determination Date	27/06/25
Proposal	Proposed Alterations to Ground Floor Apartment (Terrace Enclosure and Internal Works)		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	11/06/25
Development Application No.	DA20230047-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Ying Su	Value	\$1,651,576.30 (unchanged)
Premises	24 Martin Street, Hunters Hill	Landscaped Area	Same as existing.
Classification (BCA)	1a, 10a, 10b	Date lodged	04/06/25
Assessing Officer	Patrick Ogisi	Determination Date	01/07/25
Proposal	Section 4.55(1a) modification - modification to the consent plans in response to changes in site levels identified by an updated site survey.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	19/06/25
Development Application No.	DA20250112	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Antonio Galati	Value	\$246,500
Premises	5 De Milhau Road, Hunters Hill	Landscaped Area	51%
Classification (BCA)	1a, 10a, 10b	Date lodged	11/06/25
Assessing Officer	Patrick Ogisi	Determination Date	18/07/25
Proposal	Alterations and additions to the existing dwelling including a floor addition		
Determination	Approval		

Development Application No.	DA 2025-0155	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Sofia Zeritis	Value	N/A
Premises	4 McBride Avenue Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	03.07.2025
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	22.07.2025
Proposal	Removal of one (1) tree		
Determination	<b>Approve</b> removal of one (1) tree, with the planting of one (1) replacement tree within the property		
Tree 1 – <i>Triadica sebifera</i> (Chinese Tallow) <ul style="list-style-type: none"><li>• Mature specimen</li><li>• Fair health</li><li>• Structural condition not known due to dense covering of ivy on trunk and throughout crown</li></ul>			

- Low landscape significance
- Lopped for power line clearance
- Growing adjacent to sandstone wall which has partially collapsed
- Application proposes tree removal to allow for rebuilding of sandstone wall
- Application is **approved** due to the tree's low quality and value
- Replacement planting is required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree 1	Location	Comments
<i>Triadica sebifera</i> (Chinese Tallow)	Ady Street frontage	Remove tree to allow for wall rebuilding

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Within the property	45 litre	1	<i>Magnolia x soulangiana</i> (Saucer Magnolia) or <i>Tristanopsis laurina</i> 'Luscious' (Water Gum cultivar) or <i>Arbutus x andrachnoides</i> (Hybrid Strawberry-tree)

**Note 1:** Please contact Council's Tree & Landscape Consultant if you would like to nominate an alternate replacement species

**Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.

Type of Report	Delegated Authority	Inspection Date	26.06.25
Development Application No.	DA2025/0099	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Con Zeritis	Value	\$40,000
Premises	4 McBride Avenue, Hunters Hill	Landscaped Area	67%
Classification (BCA)	10a, 10b	Date lodged	03.06.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	28.07.25
Proposal	Minor alterations to the existing pool (locate new pool shell within existing pool and reduce water area) plus new pool fencing		
Determination	Approval		

## ATTACHMENTS

There were no attachments to this report.





<b>ITEM NO</b>	: 4.9
<b>SUBJECT</b>	: REPORT OF LEGAL MATTERS - JULY 2025
<b>STRATEGIC OUTCOME</b>	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
<b>ACTION</b>	: ASSESSMENT OF DEVELOPMENT AND CONSTRUCTION PROCESSES IS REVIEWED AND STREAMLINED
<b>REPORTING OFFICER</b>	: STEVE KOUREPIS

Ref:782368

**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. Marsdens [↓](#)
3. Hall and Wilcox [↓](#)

# Hunters Hill Council Status Report July 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 in relation to breach of the undertaking given by the Respondents to the Court.</p> <p>Matter listed was for hearing re contempt of court on 11-12 August 2025.</p> <p>Instructions received to discontinue proceedings on the basis the Respondents pay Council's costs in the sum of \$7,500.</p> <p>Proceedings concluded.</p>	\$153,619.30	\$28,568.97
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. Awaiting further instructions.</p>	\$15,198.20	\$16.60
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application	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>	\$136,055.20	\$247,770.43

Hunters Hill Council  
Status Report  
July 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
	LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110				<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> <p>The matter is listed for a 10 day hearing commencing onsite at <b>9:30am</b> on <b>4 September 2025</b> and concluding on <b>17 September 2025</b>.</p> <p>Leave was granted for the Applicant to rely upon the amended application on 8 May 2025. Additional amended material still forthcoming.</p> <p>Council's and the 2-1<sup>th</sup> Respondent's Amended SOFAC filed <b>20 June 2025</b></p> <p>Directions made in relation to expert evidence.</p> <p>Some joint reports have been filed, others (including visual impact, heritage and town planning) are yet to be filed.</p>		
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	<p>Matter listed for hearing on 25-26 September 2025.</p> <p>SOFAC in Reply filed.</p> <p>Town planner and heritage consultant briefed.</p>	\$14,159.20	\$0.00
1290033	HHC ats Jerry Vanhua Lee - DA20240233 Appeal - Class 1 Application LEC2025/163189 -	Philip Brown		06/05/2025	<p>Matter listed for hearing on 25-26 September 2025.</p> <p>SOFAC filed and Objectors notified.</p>	\$12,008.80	\$0.00

Hunters Hill Council  
Status Report  
July 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
	8 Salter Street, Huntleys Cove NSW 2111				Town planner and heritage consultant briefed.		

# Hunter's Hill Council Status Report July 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
459025	HCC – Kalkanas – LEC 2025/00035721 – 18 the Point Road, Woolwich	Adam Seton / Alicia Foley	Class 1 Application – 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 have been discontinued.	\$8,758.00 \$2,875.00 (Expert fees)
470060	HCC – Hanvey – LEC 2025/00107140 – 66 High Street, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application - 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 <b>20 &amp; 21 October 2025</b> .	\$4,926.00 \$5,544.00 (Expert fees)
470233	HCC – Douzaklian – LEC 2025/00133731 – 22A Earl Street, Hunter's Hill	Adam Seton/Alicia Foley	Class 1 Application- 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 <b>4 &amp; 5 September 2025</b> .	\$3,378.00 \$1386.00 (Experts fees)
470233	HCC – Kim & Kim– LEC 2025/00275620 – 38 Barons Crescent, Hunter's Hill	Adam Seton/Alicia Foley	Class 1 Application- Demolition of existing dwelling and construction of new two storey dwelling with basement parking and associated stormwater works on the land at 38 Barons Cres, Hunters Hill	29/7/25	These proceedings are listed for directions hearing <b>8 August 2025</b> .	Nil

# Hunters Hill Council Status Report July 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
263122	Lindsay and Gail Edmonds v Hunters Hill Council	Samantha Frost	<p>s34AA - Lindsay and Gail Edmonds v Hunters Hill Council - LEC Proceedings</p> <p>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 courtyard and lift to heritage listed property.</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.</p> <p>The Registrar made the following Order with respect to the preparation of expert evidence:</p> <ul style="list-style-type: none"> <li>James Phillips and Lisa Trueman are to confer in relation to heritage issues under UCPR r 31.24 and prepare a joint expert report.</li> <li>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.</li> </ul> <p>These joint reports are to be filed and served by 26 June 2025.</p> <p>On 21 May 2025, the Council received an 8.2 Review application. Our preliminary view is that the Review Application is out of time owing to the Applicant commencing Class 1 Proceedings.</p> <p>The Applicant agreed with our view regarding the 8.2 Review application submission and provided the same plans to the Council on a without prejudice basis.</p> <p>The parties agreed on the terms of the s 34 Agreement, Conditions of consent and a jurisdictional note.</p>	<b>\$15,947.65</b>

Hunters Hill Council  
Status Report  
July 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 11 July 2025, a conciliation conference was held in Court before Commissioner Walsh. The parties took the Commissioner through the agreement, conditions and jurisdictional note and judgment was reserved.</p> <p>Judgment was handed down on 30 July 2025 and the following Orders were made:</p> <ol style="list-style-type: none"> <li>1. The appeal is upheld.</li> <li>2. Development Application DA2024/0234 for dwelling alterations and additions including enclosed courtyard and lift to a heritage listed property on Lot 1 in DP861902, being 4 View Street, Woolwich NSW 2110 is determined by the grant of consent subject to the conditions set out in Annexure A to this agreement.</li> </ol> <p>We reported the outcome to Council and provided a copy of the judgment, Notice of orders made, NSW Caselaw link and final court approved plans.</p> <p>This matter has now concluded.</p>	
264583	s34AA - HH Council v Michael Yeh - LEC Proceedings 2025/00095184 - 11 Moorefield Ave, Hunters Hill	Rachel Bonic/Grace Forbes	<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 &amp; 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>	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"> <li>• S34AA conciliation conference and hearing listed for 25 &amp; 26 August 2025;</li> <li>• Council's SOFAC is due 4 April 2025;</li> <li>• Applicant's SOFAC in Reply is due 24 April 2025; and</li> <li>• The matter is listed for an online Court communication on 8 April 2025 and directions hearing on 9 April 2025</li> </ul>	<b>\$6,218.30</b>



Hunters Hill Council  
Status Report  
July 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><b>DA2024/0237:</b> 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>		<p>should an online communication not be received, for the parties to seek expert evidence orders.</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>Mark Adamson (Planning);</li> <li>Catriona Mackenzie (Landscaping); and</li> <li>Lisa Trueman (Heritage).</li> </ul> </li> </ul> <p>On 19 May 2025, we advised residents who provided a submission during the notification period of the opportunity to give oral submissions at the s34AA. One resident has registered to provide submissions.</p> <p>We held a strategy meeting on 14 July 2025 with Council and its experts to discuss the matter prior to joint conferencing.</p> <p>We obtained an extension from the Court such that the joint expert reports for the areas of town planning, landscaping and heritage are due on 18 August 2025. The experts are currently engaged in without prejudice discussions prior to joint conferencing commencing and expect for amended plans to be provided shortly based on those discussions.</p>	

<b>ITEM NO</b>	: 4.10
<b>SUBJECT</b>	: COUNCILLOR BRIEFING AND WORKSHOPS
<b>STRATEGIC OUTCOME</b>	: COUNCIL, COMMUNITY MEMBERS AND LOCAL BUSINESSES COMMUNICATE CLEARLY AND OPENLY ABOUT POLICIES, DECISIONS AND PROJECTS
<b>ACTION</b>	: PROVIDE UP-TO-DATE AND TRANSPARENT INFORMATION TO THE COMMUNITY
<b>REPORTING OFFICER</b>	: NICK TOBIN

Ref:785997

**PURPOSE**

The purpose of this report is to provide an update about the most recent Councillor Briefing held on 18 August 2025.

**RECOMMENDATION**

1. That the report be received and noted.

**BACKGROUND**

At the Ordinary Council Meeting held on 9<sup>th</sup> 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, 18 August 2025:

<b>Topic</b>	<b>Speaker/s</b>	<b>Notes</b>
Discussion with Ryde Police Area Command	Superintendent Vince Hole	Superintendent Vince Hole addressed Council on current crime figures and campaigns to reduce crime levels.
Bike Plan	LT Urban  Sam Urquhart (Director Infrastructure and Environmental Sustainability)	The Director of Infrastructure and Environmental Sustainability and consultant presented options for traffic calming along Alexandra Street and Woolwich Road. A further report is to be presented to Council prior to exhibition of options.
New Traffic Delegations	Sam Urquhart (Director infrastructure and Environmental Sustainability)	The Director of Infrastructure and Environmental Sustainability provided an update on changes to the consultation of the Traffic Committee. A report detailing new Terms of Reference to be presented to Council.
Pattern Book	Kieran Metcalfe (Strategic Planner)	Council's Strategic Planner provided an update on new legislation affecting development within Hunters Hill.
Development Contributions (S7.11 v 7.12)	Jeff Ellis (Senior Projects Coordinator)	<p>The Senior Projects Coordinator presented an update of options for a 7.11 and 7.12 plan. The following activities to occur are;</p> <ul style="list-style-type: none"> <li>- Justify request for levy of 3%.</li> <li>- Consult with DPHI to ensure their needs are met.</li> <li>- Prepare a draft, revised Section 7.12 Contribution Plan.</li> <li>- Report to Council seeking to notify the draft plan.</li> <li>- Report to Council following the notification period seeking a resolution to make the plan or not.</li> <li>- Depending on the outcome of the Council resolution, forward the plan for Minister's approval.</li> </ul>

Remnant Land	Jeff Ellis (Senior Projects Coordinator)	The Senior Projects Coordinator detailed individual sites under review and a report is to be presented to the August Council Meeting.
<b>Overview:</b> Business Papers Council Meeting (25 Aug 2025)	Executive Leadership Team (ELT)	Councillors were advised of key business papers that would be on the agenda, re: Council Meeting on August 25.
Cr Requests and General Business	All	Councillor Requests are matters raised by elected members with the General Manager's office for explanation or action, generally about standard operational issues.

### 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.

**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:

**4.3 Proposed Electric Vehicle Charging Infrastructure - Henley**

Item 4.3's Attachment 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.

**8.1 Cleaning Tender for Public Buildings and Amenities**

Item 8.1 is confidential in accordance with s10A(2)(c) of the *Local Government Act* because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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.