

COMMENCEMENT

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

IN ATTENDANCE

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

ALSO PRESENT

General Manager Nick Tobin, Director Community and Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability George El Kazzi, Chief Financial Officer Christian Menday, Director People and Culture Rosanna Guerra, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian, Recording Jade Reed and Minute-taker Sarah Valentine.

APOLOGIES

Councillor Carla Kassab

A leave of absence was moved by Cr Tannous Sleiman and seconded by Cr Virgara and passed unanimously.

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

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

212/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

That the Minutes of Ordinary Meeting No. 4550, 30 October 2025 be confirmed.

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

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

The MOTION was CARRIED unanimously

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

Nil

ADDRESSES FROM THE PUBLIC

PROCEEDINGS IN BRIEF

Please refer to Item 4.4.

COUNCIL REPORTS

4.1 HUNTER'S HILL COUNCIL ANNUAL REPORT 2024-25 AND PRESENTATION OF AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

PROCEEDINGS IN BRIEF

Ms Sue Pritchard from the Audit Office of NSW presented a Report on the Conduct of the Audit to the meeting.

213/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Virgara

1. That the report be received and noted.
2. That Council endorse the Hunter's Hill Council Annual Report 2024-25.
3. That the presentation of Annual Financial Statements for the year ended 30 June 2025, incorporating the General Purpose Financial Statements and the Special Schedules, be received and noted in accordance with section 419 of the Local Government Act 1993.
4. That a copy of the Annual Report be posted on Council's website and provided to the Minister for Local Government and any other persons or bodies as required by legislation.

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

Councillor Ross Williams	
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The MOTION was CARRIED unanimously

4.2 QUARTERLY BUDGET REVIEW STATEMENT - SEPTEMBER 2025

PROCEEDINGS IN BRIEF

214/25 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Virgara

1. That Council adopts the Quarterly Budget Review Statement – September 2025 report in accordance with clause 203 of the Local Government (General) Regulation 2021.
2. That Council endorses the budget variations in this report.

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

The MOTION was CARRIED unanimously

4.3 YOUTH PROGRAMS AND SERVICES

PROCEEDINGS IN BRIEF

Councillor Tannous Sleiman left the meeting at 07:05 pm.

Councillor Tannous Sleiman returned to the meeting at 07:06 pm.

RECOMMENDATION

1. That the report be received and noted.

215/25 RESOLVED on the AMENDED MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman

1. The report be received and noted.
2. That Council approves the establishment of a "**Youth Mental Health Pilot Program**" to run in 2026 to address youth mental health within the Hunters Hill Municipality by hosting and coordinating the delivery of workshops at

Hunters Hill Town Hall (or such other suitable space) for young people in the Municipality by Enlighten Education and the Man Cave.

3. That Council directs the General Manager, through the relevant Council officer, to develop a project plan for the pilot, including timeline, performance metrics and community engagement.
4. That Council authorise the General Manager to allocate up to \$9,000 from the surplus Community Grants and the 28 July 2025 for the implementation, management, and evaluation of the pilot program.
5. That Council requires a final report detailing the outcomes, cost-effectiveness and recommendation for:
 - a. full implementation of the program including by hosting future programs offered by other organisation for primary school aged students, young adults, educators and parents; or
 - b. cessation of the program; or
 - c. amendment of the program,

to be presented to Council no later than the December 2026 meeting.

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

The MOTION was CARRIED on the casting vote of the Mayor

4.4 REVISED CODE OF MEETING PRACTICE - FOR ADOPTION

PROCEEDINGS IN BRIEF

Ms Annette Gallard addressed the meeting. Ms Gallard was granted an extension of time (moved by Cr Williams, seconded Cr Lane and carried unanimously).

Mr Jim Sanderson addressed the meeting. Mr Sanderson was granted an extension of time (moved by Cr Williams, seconded Cr Tannous Sleiman and carried unanimously).

RECOMMENDATION

That Council:

1. That Council adopt the revised Code of Meeting Practice; and

2. That a further review of the Code of Meeting Practice be undertaken within 12 months of election of new council, or in line with any legislative updates.

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

That Council:

1. That Council adopt the revised Code of Meeting Practice; and
2. That a further review of the Code of Meeting Practice be undertaken within 12 months of election of new council, or in line with any legislative updates.
3. That Council elects not to hold a public forum under Part 4.1 of the model provisions but substitutes a supplementary provision to facilitate public participation by retaining the current Part 4 in our Code of Meeting Practice.

Deputy Mayor Prieston foreshadowed the original recommendation in the paper.

216/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Lane

That Council:

1. That Council adopt the revised Code of Meeting Practice; and
2. That a further review of the Code of Meeting Practice be undertaken within 12 months of election of new council, or in line with any legislative updates.
3. That Council elects not to hold a public forum under Part 4.1 of the model provisions but substitutes a supplementary provision to facilitate public participation by retaining the current Part 4 in our Code of Meeting Practice.

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

The MOTION was CARRIED

4.5 CODE OF CONDUCT - ANNUAL COMPLAINT STATISTICS

PROCEEDINGS IN BRIEF

217/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

1. That the report be received and noted.
2. That Hunter's Hill Council's Code of Conduct Complaint Statistics is forwarded to the Office of Local Government.

RECORD OF VOTING	
For	Against

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

The MOTION was CARRIED unanimously

4.6 HUNTERS HILL MUSIC 2026

PROCEEDINGS IN BRIEF

218/25 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Tannous Sleiman

1. That Council supports the Hunters Hill Music Society 2026 season by waiving the hire fee for the Hunters Hill Town Hall on 29 March, 28 June, 10 October and 29 November 2026, in the amount of approximately \$3200.
2. That Hunters Hill Music Society is required to pay a bond of \$1000 for 2025 concert series.
3. That Hunters Hill Music Society be required to pay a fee to cover the cost of cleaning the Hunters Hill Town Hall following the events in the amount of \$180 for each concert event.
4. That Hunters Hill Music Society pay fees for any additional requirements including the use of the grand piano.
5. That any after-hours callouts to Council Officers during the event will be charged at \$160 per hour, minimum one hour, as per Council's fees and charges.
6. That Hunters Hill Music Society is required to acknowledge Council's sponsorship of the season in its marketing collateral.

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

The MOTION was CARRIED unanimously

4.7 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN OCTOBER 2025**PROCEEDINGS IN BRIEF**

Deputy Mayor Prieston left the meeting at 07:55 pm.

219/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously (noting Deputy Mayor Prieston was absent from Chambers for the vote).

4.8 DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN OCTOBER 2025**PROCEEDINGS IN BRIEF**

Deputy Mayor Prieston returned to the meeting at 07:57pm.

Councillor Lane declared an interest in this item and left the meeting at 07:57pm.

220/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously (noting Cr Lane was absent from Chambers for the vote).

4.9 INVESTMENTS REPORT AS AT 31 OCTOBER 2025**PROCEEDINGS IN BRIEF**

Councillor Lane returned to the meeting at 07:59pm.

221/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Williams

1. That the report on Investments held at 31 October 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 Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.10 MINUTES OF THE CLARKE'S POINT RESERVE AND MORTS RESERVE PLAN OF MANAGEMENT COMMUNITIY ADVISORY COMMITTEE (CAG) MEETING**PROCEEDINGS IN BRIEF****222/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Virgara**

1. That the minutes be received and noted.

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

The MOTION was CARRIED unanimously

QUESTIONS WITH OR WITHOUT NOTICE

Nil

COUNCIL IN CLOSED SESSION

223/25 RESOLVED on the MOTION of Councillor Williams, 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 Tenders for provision of the legal services

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.

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

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

The MOTION was CARRIED unanimously

OPEN COUNCIL RESUMED

224/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Virgara

That at 8.09pm 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 Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

REPORT OF COUNCIL IN CONFIDENTIAL SESSION

The Mayor advised that during closed session, 1 resolution was passed as follows.

1. That the following firms be appointed to Council's Legal Services Panel for (up to five) years from the date of contract commencement and in accordance with tender submissions:
 - a. Hall & Wilcox
 - b. Marsdens Law Group
 - c. Pikes Verekers Lawyers
 - d. Wilshire Webb Staunton Beattie
2. That all tenderers be advised of the outcome and thanked for their interest in participating in Council's tender for Provision of Legal Services.

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

The MOTION was CARRIED unanimously

CONCLUSION

The meeting concluded at 8.10pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4551 held on 17 November 2025.

.....
Mayor Zac Miles
MAYOR

.....
Nick Tobin
GENERAL MANAGER