



Ordinary Meeting
23 March 2026 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 23 March 2026

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

Nick Tobin
General Manager

Hunter's Hill Council Values

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

Honesty

Excellence

Accountability

Respect

Teamwork



HUNTER'S HILL COUNCIL
COUNCIL CHAMBERS SEATING PLAN

MAYOR



CR KASSAB



CR VIRGARA



CR PRIESTON



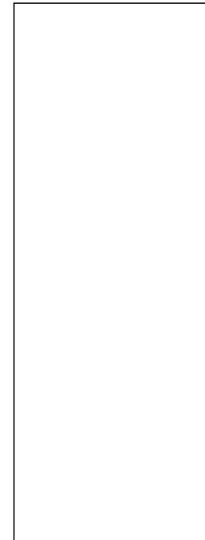
CR LANE



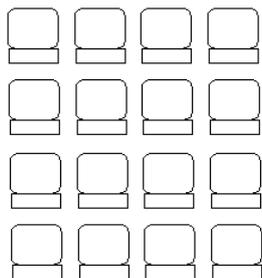
CR TANNOUS-SLEIMAN



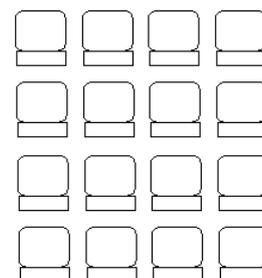
CR WILLIAMS



SPEAKER



GALLERY



ENTRANCE



ORDER OF BUSINESS

Prayer by Fr Michael Carroll

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
23 March 2026**

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1 – CONFIRMATION OF MINUTES

- 1 Confirmation of Minutes of Ordinary Meeting 4553 held 23 February 2026

2 - MAYORAL MINUTES & REPORTS

Nil

3 - NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

Nil

4 - COUNCIL REPORTS

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5 - CORRESPONDENCE

Nil

6 - GENERAL BUSINESS

Nil

7 - QUESTIONS WITH NOTICE

Nil

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, Marc Lane and Ross Williams.

ALSO PRESENT

General Manager Nick Tobin, Acting Director Infrastructure and Projects George El Kazzi, Director Community and Customer Services Annie Goodman, Director Town Planning Steve Kourepis (via Zoom), Manager Communications and Events Shery Demian, Chief Financial Officer Christian Menday, Property Manager Jeff Ellis, Strategic Planner Kieran Metcalfe, Recording Jade Reed and Minute-taker Sarah Valentine.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest and Deputy Mayor Prieston declared a non-pecuniary interest in Item 4.13. The Deputy Mayor left the room during the discussion of Item 4.13.

CONFIRMATION OF MINUTES

001/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

That the Minutes of Ordinary Meeting No. 4552, 15 December 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

MAYORAL MINUTES & REPORTS

2.1 HUNTERS HILL RESIDENTS RECOGNISED IN THE AUSTRALIA DAY 2026 HONOURS LIST AND COUNCIL'S LOCAL AUSTRALIA DAY AWARDS

PROCEEDINGS IN BRIEF

002/26 RESOLVED on the MOTION of Mayor Miles

1. That the report be received and noted.
2. That a letter of congratulations be forwarded to the Australia Day Honors List recipients.

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

The MOTION was CARRIED unanimously

2.2 RECOGNITION OF LOCAL YOUTH,IMALI BAMJI, AS A FINALIST IN THE NSW WOMEN OF THE YEAR AWARDS.

PROCEEDINGS IN BRIEF

003/26 RESOLVED on the MOTION of Mayor Miles

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

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

The MOTION was CARRIED unanimously

2.3 OUTSTANDING 2025 SEASON FOR THE HUNTERS HILL RUGBY UNION FOOTBALL CLUB

PROCEEDINGS IN BRIEF

004/26 RESOLVED on the MOTION of Mayor Miles

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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

Nil

ADDRESSES FROM THE PUBLIC

PROCEEDINGS IN BRIEF

Refer to Items 3.1, 4.2 and 4.4

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

3.1 EQUITABLE USE OF SALE INCOME

PROCEEDINGS IN BRIEF

Mr Anthony Anderson addressed the meeting.
 Deputy Mayor Prieston left the meeting at 06:13 pm.
 Mr Hock Goh addressed the meeting.
 Ms Deidre Burns addressed the meeting.
 Ms Maureen Flowers addressed the meeting. An extension of time was moved by Cr Williams, seconded by Cr Tannous-Sleiman and carried unanimously.
 A statement by Mr Li Liang was read to the meeting.
 A statement by Ms Adeline Yong was read to the meeting.
 A statement by Mr Gus Goh was read to the meeting.

Deputy Mayor Prieston returned to the meeting at 06:24 pm.

RECOMMENDATION

In relation to matters under the Policy for Disposal of Council Land (CPPB1):

1. Any motion seeking a council decision to declare a given parcel of land remnant, as well as any public exhibition of the same, must be accompanied by:
 - a. **A map** that is sufficient to identify the parcel, any adjacent parcels owned by council or another public body (such as the NSW Government), and any easements or similar rights over the land and adjacent land. The map scale must be sufficient to make the site features clear, to enable conscientious decision making (such as 1:500 or less).
 - b. **a report** setting out the basis that each criteria in the Policy for Disposal of Council Land have been met in detail, with analysis that addresses, as a minimum, the Relevant Considerations set out in the Appendix. *Councillors Williams and Lane have set out their expectations in the Appendix to this motion.*
2. Any motion for sale of land must be:
 - a. Accompanied by an explanation of **how** council plans to use funds to reduce inequality in council, support and retain local services or similar public purpose,
 - b. If the funds are to be spent on infrastructure, the business case and feasibility assessment of that infrastructure, and
 - c. Separately accounted for ("**ring fenced**") for those purposes; and
3. Any motion or budget seeking expenditure from the *ring fenced* account referred to in item 2 (including a budget) must demonstrate how it meets the purposes set out in the motion (item 2a).

005/26 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Kassab that the MOTION be PUT to the meeting

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

The MOTION was CARRIED

The MOTION was PUT to the meeting

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

The MOTION was LOST

COUNCIL REPORTS

- 4.1 DISMISSAL OF THE APPEAL OF DEVELOPMENT APPLICATION DA20230094 AT 2C MARGARET STREET, WOOLWICH

PROCEEDINGS IN BRIEF

- 006/26** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Virgara 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

- 4.2 GLADESVILLE MASTERPLAN PROJECT

PROCEEDINGS IN BRIEF

Mr Florian Caillon addressed the meeting. An extension of time was moved by Cr Virgara, seconded by Cr Tannous-Sleiman and carried unanimously.
 Ms Nina Ardill addressed the meeting.
 Mr Daniel Papallo addressed the meeting.
 Mr Jim Sanderson addressed the meeting. An extension of time was moved by Cr Williams, seconded by Cr Lane and carried unanimously.

RECOMMENDATION

The recommendation was moved by Cr Virgara and seconded by Cr Lane;

1. That Council supports the recommendations set out below:
 - (A) That Council note the status, including recent updates to the Gladesville Masterplan Planning Proposal included as Attachment 1 to this report.
 - (B) Council endorse for public exhibition the draft updates to the Gladesville Village Centre Development Control Plan included as Attachment 2 to this report.
 - (C) Note that following public exhibition, the Planning Proposal and draft updates to the Gladesville Village Centre Development Control Plan would be reported back to Council detailing the outcomes of the public exhibition, at which stage Council may resolve:
 - (1) To proceed with finalisation of the Planning Proposal and to adopt the updates to the Gladesville Village Centre Development Control Plan as exhibited.
 - (2) To proceed with an amended Planning Proposal and/or amended updates to the Gladesville Village Centre Development Control Plan to that exhibited.
 - (3) To not proceed with the Planning Proposal and/or updates to the Gladesville Village Centre Development Control Plan.
 - (D) Delegate authority to the General Manager to make amendments to the Planning Proposal and draft Gladesville Village Centre Development Control Plan that:
 - (1) Are minor and do not alter the intent; or
 - (2) Are required in order to comply with a direction of the NSW Government as part of the Planning Proposal and/or Development Control Plan amendment process.

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

1. That Council defers consideration of the Planning Proposal.
2. Council directs the General Manager to review the proposed Planning Proposal to:
 - a. Avoid sterilising the remaining sites in the Gladesville Master Plan area, by replacing the minimum area control in Site 4 with a minimum 6m frontage to Victoria Road, or by consolidation of the whole block,
 - b. Retain Massey Street as MU1 and test envelopes to ensure this area can redevelop in the future,
 - c. Address the residential interface to Flagstaff St by requiring a consolidated vehicle entry no wider than 7m,

- d. Requiring a minimum % active frontage to Victoria Road, Flagstaff St and Cowell Street,
 - e. Requiring a shared zone service lane to the rear of the remainder of the Victoria Road shops for loading and access,
 - f. Avoid overshadowing of Gladesville Public School,
 - g. Recalculate the traffic impacts and basement costs / feasibility on the basis of the parking rates in the Guide to Traffic Impact Assessments, not councils DCP (given the former overrides the latter under the Housing SEPP),
3. Return of the Planning Proposal to Council must:
- a. Address all of sites 1-4,
 - b. Be accompanied by a draft contributions plan or approach to contributions, in a form that can be exhibited,
 - c. Demonstrate how the site will address affordability, and
 - d. Provide a copy of the updated draft DCP showing how design outcomes will be achieved.

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

The AMENDMENT was NOT CARRIED

Cr Lane FORESHADOWED a MOTION:

1. That Council supports the recommendations set out below:
- (A) That Council note the status, including recent updates to the Gladesville Masterplan Planning Proposal included as Attachment 1 to this report.
 - (B) Council endorse for public exhibition the draft updates to the Gladesville Village Centre Development Control Plan included as Attachment 2 to this report, subject to (E) below.
 - (C) Note that following public exhibition, the Planning Proposal and draft updates to the Gladesville Village Centre Development Control Plan would be reported back to Council detailing the outcomes of the public exhibition, at which stage Council may resolve:

- (1) To proceed with finalisation of the Planning Proposal and to adopt the updates to the Gladesville Village Centre Development Control Plan as exhibited.
 - (2) To proceed with an amended Planning Proposal and/or amended updates to the Gladesville Village Centre Development Control Plan to that exhibited.
 - (3) To not proceed with the Planning Proposal and/or updates to the Gladesville Village Centre Development Control Plan.
- (D) Delegate authority to the General Manager to make amendments to the Planning Proposal and draft Gladesville Village Centre Development Control Plan that:
- (1) Are minor and do not alter the intent; or
 - (2) Are required in order to comply with a direction of the NSW Government as part of the Planning Proposal and/or Development Control Plan amendment process
- (E)
1. Replace the minimum area control in Site 4 with a minimum 6m frontage to Victoria Road,
 2. Add a requirement that the developer demonstrates, using concept envelopes, how the remainder of the block can be developed,
 3. Retain Massey Street as MU1,
 4. Require a consolidated vehicle entry no wider than 7m on Flagstaff St,
 5. Require 70% active frontage to Victoria Road, Flagstaff St and Cowell Street,
 6. Require a 6m wide shared zone service lane to the rear of the remainder of the Victoria Road shops for loading and access,
 7. Require the development demonstrates it does not materially overshadow Gladesville Public School open space.

007/26 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Lane :

1. That Council supports the recommendations set out below:
 - (A) That Council note the status, including recent updates to the Gladesville Masterplan Planning Proposal included as Attachment 1 to this report.
 - (B) Council endorse for public exhibition the draft updates to the Gladesville Village Centre Development Control Plan included as Attachment 2 to this report.

(C) Note that following public exhibition, the Planning Proposal and draft updates to the Gladesville Village Centre Development Control Plan would be reported back to Council detailing the outcomes of the public exhibition, at which stage Council may resolve:

- (1) To proceed with finalisation of the Planning Proposal and to adopt the updates to the Gladesville Village Centre Development Control Plan as exhibited.
- (2) To proceed with an amended Planning Proposal and/or amended updates to the Gladesville Village Centre Development Control Plan to that exhibited.
- (3) To not proceed with the Planning Proposal and/or updates to the Gladesville Village Centre Development Control Plan.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal and draft Gladesville Village Centre Development Control Plan that:

- (1) Are minor and do not alter the intent; or
- (2) Are required in order to comply with a direction of the NSW Government as part of the Planning Proposal and/or Development Control Plan amendment process.

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

The MOTION was CARRIED

4.3 QUARTERLY BUDGET REVIEW STATEMENT - DECEMBER 2025

PROCEEDINGS IN BRIEF

008/26 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council adopts the Quarterly Budget Review Statement – December 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	Councillor Marc Lane

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

The MOTION was CARRIED

4.4 PROGRESS REPORT ON THE DELIVERY PROGRAM AND OPERATIONAL PLAN

PROCEEDINGS IN BRIEF

Mr Chris Fessa addressed the meeting.

Cr Tannous Sleiman left the meeting at 08:03 pm.

Cr Tannous Sleiman returned to the meeting at 08:05 pm.

009/26 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

CARRIED MOTION

010/26 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Kassab that Items 4.4, 4.5, 4.6, 4.7, 4.10, 4.11, 4.12, 4.13, and 4.14 be moved en bloc.

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

The MOTION was CARRIED unanimously

4.5 INNER SYDNEY HARBOUR COASTAL MANAGEMENT PROGRAM

PROCEEDINGS IN BRIEF

011/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

4.6 REQUEST FOR FEE WAIVER - MAMAS & CO. CHOIR FUNDRAISING CONCERT 2026

PROCEEDINGS IN BRIEF

012/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That Council supports the Mamas & Co. Choir fundraising concert by waiving the hire fees for the Hunters Hill Town Hall on Saturday 14 November 2026 in the amount of approximately \$2370.
2. That the Mamas & Co. Choir be required to pay a bond of \$1000.
3. That the Mamas & Co. Choir be required to pay a fee to cover the cost of cleaning The Hunters Hill Town Hall following the event in the amount of \$180 or in line with Council's 2026/27 Fees and Charges.
4. That any after-hours call outs to Council Officers during the event will be charged at \$160 per hour, minimum one hour, or in line with Council's 2026/27 Fees and Charges.
5. That the Mamas & Co. Choir be required to acknowledge Council's sponsorship in presenting the fundraising concert.

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

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

The MOTION was CARRIED unanimously

4.7 NEW YEAR'S EVE - UPDATE

PROCEEDINGS IN BRIEF

013/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

4.8 MEDIA POLICY - FOR ADOPTION

PROCEEDINGS IN BRIEF

014/26 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Virgara

1. That the report be received and noted.
2. That Council endorse the Media Policy attached to this report at **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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.9 SOCIAL MEDIA POLICY - FOR ADOPTION

PROCEEDINGS IN BRIEF

RECOMMENDATION

The recommendation was moved by Cr Kassab, seconded by Cr Tannous Sleiman

1. That the report be received and noted.
2. That Council endorse the Social Media Policy attached to this report at **Attachment 1.**

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

1. That the report be received and noted.
2. That Council endorse the Social Media Policy attached to this report at Attachment 1 with the following changes.

Insert new 2.15 and 2.16 as follows:

Council social media to be impartial

2.15 Council social media must provide impartial information in respect of councillors, events and related matters, such as:

- a. Not promoting a political party event as a council event
- b. Clarifying any ambiguous language through specific disclosure (such as whether a “Mayor's” event is ‘on behalf of council’ or the individual officeholder in a political capacity).
- c. Avoiding imputing decisions of council as a whole to an individual

Community focus

2.16 Where photographs are used, Council is to give preference to photographs of the matter to which a post relates. Photographs of individuals out of context are to be avoided where possible.

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

The AMENDMENT was NOT CARRIED

Cr Virgara left the meeting at 08:21 pm.

015/26 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.
2. That Council endorse the Social Media Policy attached to this report at **Attachment 1.**

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

The MOTION was CARRIED unanimously (noting that Cr Virgara was absent)

Cr Virgara returned to the meeting at 08:23 pm.

4.10 UPDATED FEES & CHARGES

PROCEEDINGS IN BRIEF

016/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.
2. That Council's Fees and Charges be updated in accordance with Tables 1-6 contained within the body of 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.11 INVESTMENTS REPORT AS AT 31 JANUARY 2026

PROCEEDINGS IN BRIEF

017/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report on Investments held at 31 January 2026, 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.12 REPORT OF LEGAL MATTERS - JANUARY 2026

PROCEEDINGS IN BRIEF

018/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously

4.13 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN DECEMBER 2025 AND JANUARY 2026

PROCEEDINGS IN BRIEF

Deputy Mayor Prieston left the meeting at 8.10pm.

019/26 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab

1. That the report be received and noted.

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

The MOTION was CARRIED unanimously (noting that Deputy Mayor Prieston was absent)

Deputy Mayor Prieston returned to the meeting at 8.12pm.

4.14 MINUTES OF THE CONSERVATION ADVISORY PANEL HELD ON 17 DECEMBER 2025

PROCEEDINGS IN BRIEF

- 020/26** RESOLVED on the MOTION of Councillor Williams, seconded Councillor Kassab
That the Minutes 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 Marc Lane	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

QUESTIONS WITH OR WITHOUT NOTICE

- 7.1 CR MARC LANE (SUBJECT: TRAFFIC MANAGEMENT AT THE POINT ROAD)

PROCEEDINGS IN BRIEF

QUESTIONS FROM CR LANE

Question/s or service/s requested:

A resident has recently raised the lack of availability of parking for residents on The Point Road, Woolwich, due to (among other things) tradespeople and boat trailers.
Can you please advise:

1. Is council monitoring long-term boat trailer parking? Has it notified owners of its intent to use its powers under the Impounding Act to remove the boat trailers if they remain beyond 28 days? If so, can it extend its enforcement works to The Point Road?
2. Has council considered the expansion of its resident permit schemes? If not, could council consider expanding the W1 area to The Point Road?

RESPONSE:

1. Council Rangers are aware of the issues raised and actively patrol and monitor The Point Road as part of both routine and reactive patrols. Rangers undertake multiple patrols daily, including weekends, and infringement notices have been issued where vehicles or trailers are found to be in breach of existing parking restrictions.

In relation to removal and impounding powers. Council rangers will continue to monitor the area.

2. Council staff monitor and review parking occupancy and feedback regarding Resident Parking Schemes. Site observations indicate that most dwelling houses along The Point Road have two or more off-street parking spaces available (such as driveways or garages).
Under Hunter’s Hill Council’s current policy for residential parking permits (including the Woolwich Area W1 scheme), properties with sufficient off-street parking are not eligible for resident permits. Extending the W1 area to include The Point Road would therefore provide little to no benefit for the residents, as few—if any—residents would qualify for permits under the existing eligibility criteria.

GENERAL BUSINESS

The Mayor thanked the Director of Town Planning, Steve Kourepis for his many years of service to Hunter’s Hill Council.

CONCLUSION

The meeting concluded at 8.25pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4552 held on 23 February 2026.

.....
Councillor Zac Miles
MAYOR

.....
Nick Tobin
GENERAL MANAGER

ITEM NO	: 4.1
SUBJECT	: DRAFT STRATEGY TO COMBAT ANTISEMITISM
STRATEGIC OUTCOME	: COUNCIL, COMMUNITY MEMBERS AND LOCAL BUSINESSES COMMUNICATE CLEARLY AND OPENLY ABOUT POLICIES, DECISIONS AND PROJECTS
ACTION	: REPORT TO COUNCIL AND THE COMMUNITY ON MATTERS OF PUBLIC INTEREST VIA MAYORAL MINUTES AND STAFF REPORTS
REPORTING OFFICER	: ANNIE GOODMAN

Ref:820460

PURPOSE

To provide Council with a draft Strategy to Combat Antisemitism, which reaffirms Council's commitment to combatting antisemitism.

RECOMMENDATION

1. That the draft Strategy to Combat Antisemitism is adopted.

BACKGROUND

Antisemitism is a form of racism and discrimination directed toward Jewish people and is widely recognised as one of the oldest and most persistent forms of hate. In recent years, antisemitism has re-emerged with increased visibility and intensity, manifesting through hate speech, graffiti, online abuse, conspiracy rhetoric, property damage and, in some instances, physical violence. While antisemitism directly impacts Jewish individuals and communities, its broader consequences undermine social cohesion, democratic values and community safety for all.

Evidence from national and state-based organisations indicates a significant rise in reported antisemitic incidents across Australia, including in metropolitan Sydney. Although Hunters Hill is a small, socially cohesive municipality with a relatively small Jewish resident population, the community is not immune to the influence of global and online trends that normalise antisemitic tropes, Holocaust denial and misinformation. Local government has a critical role in acknowledging these risks and taking proactive steps to prevent hate from taking root within the local community.

Hunter's Hill Council has a longstanding commitment to inclusion, cultural respect and community wellbeing. Consistent with this commitment, Council recognises that failing to address antisemitism risks sending a message that hatred and discrimination are tolerated. Conversely, taking a clear and principled stance supports broader anti-racism objectives and reinforces Council's responsibility to provide leadership on matters that affect community safety and social harmony.

In this context, Councillor Tannous-Sleiman submitted a Notice of Motion to Council calling for

a clear and coordinated approach to combat antisemitism. The Notice of Motion sought to affirm Council's position that antisemitism has no place within the Hunters Hill local government area and to progress actions that promote education, awareness and community cohesion. The development of this Strategy to Combat Antisemitism responds directly to that Notice of Motion and provides a structured framework to give effect to Council's intent.

REPORT

The draft Strategy to Combat Antisemitism has been developed to provide a structured and proactive framework for prevention, education and response. It reflects best-practice approaches adopted by other NSW councils and is informed by recognised definitions of antisemitism, including the International Holocaust Remembrance Alliance (IHRA) working definition, as well as relevant state and federal legislative frameworks.

The strategy emphasises awareness-raising, community education, partnerships with specialist organisations and coordination with state agencies, recognising that councils are well placed to lead community-based initiatives while working collaboratively on specialist responses.

CONCLUSION

By adopting a dedicated strategy, Hunters Hill Council affirms that antisemitism has no place in the municipality and that protecting the dignity, safety and rights of Jewish residents, visitors and the broader community is integral to maintaining a respectful, inclusive and resilient local government area.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. Draft Strategy to Combat Antisemitism [↓](#)



HUNTER'S HILL COUNCIL STRATEGY TO COMBAT ANTISEMITISM

DRAFT



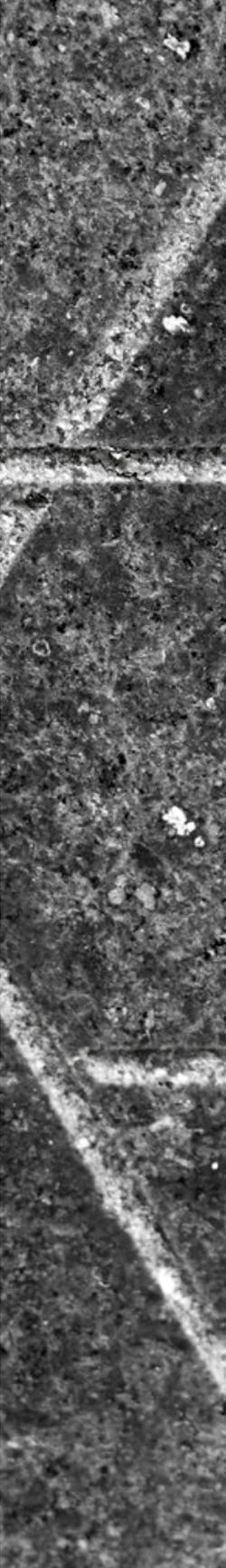


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DEFINITIONS

Several key definitions guide this policy to ensure that it meaningfully addresses both overt and subtle forms of antisemitic behaviour, which include:

Antisemitism: Antisemitism is one of the oldest forms of racism and hatred, manifesting in different forms across history. A commonly accepted working definition, developed by the International Holocaust Remembrance Alliance (IHRA), is: > "Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities." While the IHRA definition is not legally binding in Australia, it is widely used as a guiding framework by local governments, institutions, and human rights organisations.

Discrimination: In NSW it is unlawful when a person is treated less favourably than somebody else because of disability, sex, race, age, marital status, homosexuality, transgender or carers responsibilities.

Freedom of religion: The rights to practice one's religion without interference or discrimination.

Holocaust: The Holocaust (in Hebrew, Shoah) refers to the systematic, state-sponsored genocide of approximately six million Jews by Nazi Germany and its collaborators between 1933 and 1945. It also involved the targeted murder of other groups, including Roma and Sinti communities, people with disabilities, LGBTQIA+ individuals, political prisoners, and Jehovah's Witnesses. The Holocaust remains one of the most documented and catastrophic genocides in modern history.

Human rights: Fundamental rights and freedoms to which all individuals are entitled.

Jewish People: The Jewish people are both an ethnoreligious group and a cultural community, with origins in the ancient Middle East. Historically, Jewish identity is linked to the ancient kingdom of Israel and the Jewish faith. In the modern era, a Jewish person may be someone born to a Jewish family or someone who has converted to Judaism. Jewish identity can be cultural, religious, ethnic, or ancestral — and is expressed in diverse ways across the global Jewish diaspora.

Social Cohesion: Social cohesion is "the willingness of members of a society to cooperate with each other in order to survive and prosper." It relies on trust, civic participation, and inclusive values. Social cohesion is weakened by antisemitism, racism, and other forms of hatred, which divide communities and erode democratic foundations.

Torah: The Torah — also called the Hebrew Bible or Tanakh — is the foundational text of Judaism. It consists of three parts: the Torah (Teachings), Nevi'im (Prophets), and Ketuvim (Writings). The Torah is central to Jewish religious life and study.

Zionism: Zionism is a political and cultural movement advocating for the self-determination of Jewish people and the re-establishment of a Jewish homeland in the historical land of Israel. It has both secular and religious expressions and remains a significant part of many Jewish Australians' cultural and familial identity.

STRATEGY TO COMBAT ANTISEMITISM

INTRODUCTION

Antisemitism has reached dangerous levels that are unprecedented in Australia. According to Executive Council of Australian Jewry, there has been a 316% increase in antisemitic incidents since 7 October 2023.

Antisemitism is often described as "the oldest hatred," and continues to manifest in many harmful ways, including hate speech, graffiti, property damage, conspiracy rhetoric, and physical violence.

Hunter's Hill Council affirms that antisemitism will not be tolerated under any circumstances and recognises its responsibility, as a local government, to actively oppose hate in all forms and foster a community where every resident feels safe, valued, and respected.

“

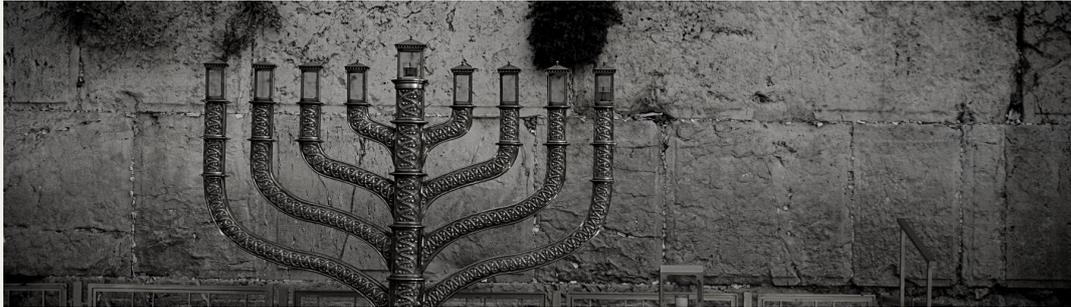
*Reaffirm our commitment to
combatting antisemitism
and all forms of prejudice
and racism against minority
or ethnic groups in our
community.*

”

STRATEGY TO COMBAT ANTISEMITISM

BACKGROUND

Hunters Hill is a close-knit and culturally aware community, known for its historical charm, heritage architecture, and commitment to social harmony. Located on the Lower North Shore and Northern suburbs of Sydney, Hunters Hill is home to a small but engaged population who value inclusivity, civic responsibility, and community cohesion.



Hunter's Hill Council recognises the importance of proactively standing against antisemitism and all forms of hate, the key principle being that anyone and everyone matter. Council is committed to fostering a respectful, inclusive, and resilient community where people of all backgrounds feel safe, valued, and protected.

As a community that values everyone, we value our Jewish residents and wish to ensure that they live in a community where antisemitism is precluded. Council also acknowledges regional interconnectedness and the role it can play in fostering interfaith and intercultural solidarity.

Hunter's Hill Council has long supported multicultural values and social inclusion through:

- Community engagement programs that promote intercultural understanding and anti-racism.
- Local partnerships with schools and community groups to support education around diversity and historical remembrance.

Antisemitism, described by the Sydney Jewish Museum as "prejudice against Jewish people, which is one of the oldest forms of hate," continues to manifest both globally and locally. Its impact is felt beyond the Jewish community, undermining democratic values and threatening the rights and safety of all Australians.

In response to the global rise in antisemitism and antisemitic incidents both within and in neighbouring LGA's, Hunter's Hill Council acknowledges the urgent need for a formal, localised strategy to combat antisemitism.

This strategy outlines Hunter's Hill Council's plan to contribute to this national and international effort, taking local action to support Jewish residents, promote understanding, and uphold the dignity and safety of all people in the municipality.

STRATEGY TO COMBAT ANTISEMITISM

PURPOSE

Hunter's Hill Council's vision is for a community where Jewish residents, and all residents, feel welcome, safe, valued and included, through practical actions that foster trust, belonging and social cohesion.

This strategy has been developed in response to the documented rise in antisemitism both in Australia and globally. Council recognises its responsibility to stand firmly against all forms of racism and discrimination, including antisemitism.

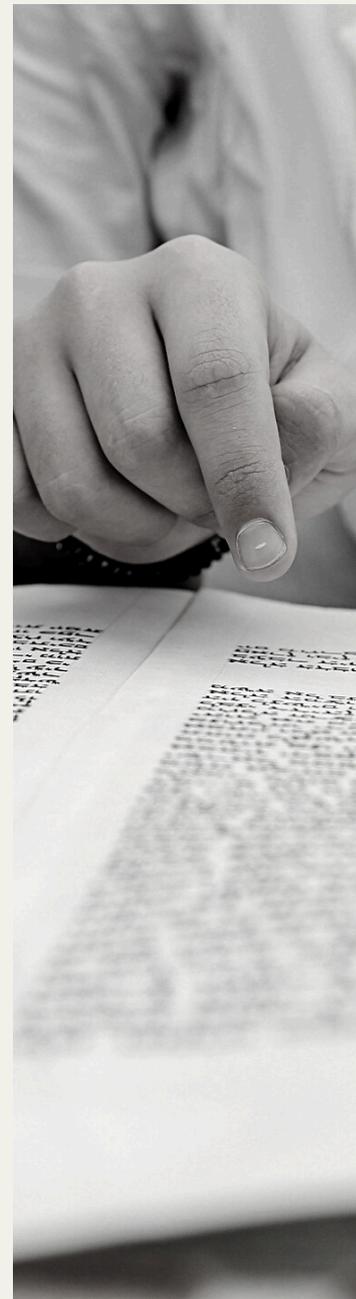
This strategy aligns with recent legislative and policy developments including supporting:

- The NSW newly enacted law banning hate symbols and mandating minimum sentences for terror related offences.
- The Crimes Amendment (Inciting Racial Hatred) Bill 2025 which strengthens legal protections against hate speech and antisemitic acts.
- The Special Envoy's Plan to Combat Antisemitism (a national framework which outlines actions across education, law reform, digital governance and community engagement).

Hunter's Hill Council's vision is for a community where Jewish residents, and all residents, feel welcome, safe, valued and included. This strategy will:

- Ensure that Hunters Hill is a place where there is no tolerance for antisemitism or hate in any form.
- Build a deeper, shared understanding of how antisemitism arises and its impact on communities.
- Support a whole-of-community response, built on empathy, education, leadership and civic responsibility.

Council is committed to creating a safe, inclusive, and resilient community by empowering local voices, engaging with schools and neighbouring councils, and promoting respect for diversity in all forms.



STRATEGY TO COMBAT ANTISEMITISM

SCOPE

“

Develop a formal, localised strategy to combat antisemitism

”

This strategy articulates Hunter's Hill Council's scope of influence and affirms its commitment to maintaining peace, public safety, and social inclusion at a local level. While Hunters Hill is a small municipality, it can play a meaningful role by:

- Embedding principles of anti-discrimination and respect in Council activities and policies.
- Collaborating with regional, state and national organisations to support the fight against antisemitism and all forms of hate.
- Facilitating local engagement, education, and awareness around the dangers of antisemitism, especially for young people and community groups.

This strategy complements and should be read in conjunction with Hunters Hill Council's values and community engagement frameworks, including its Reconciliation Action Plan and broader equity and inclusion initiatives.

In light of growing international concern about rising antisemitism, Council recognises the value of adopting formal and symbolic actions to stand in solidarity with Jewish Australians. By adapting this strategy from larger jurisdictions to suit Hunters Hill's local context, Council aims to model leadership and provide a template for similarly sized local government areas across NSW and Australia.



STRATEGY TO COMBAT ANTISEMITISM

OBJECTIVES

Several key objectives guide this policy to ensure that it meaningfully addresses both overt and subtle forms of antisemitic behaviour, which include:

1. Prevention

Promote awareness and understanding of antisemitism through education, training, and community engagement.

2. Response

Ensure clear procedures for reporting, investigating, and addressing incidents of antisemitism.

3. Support

Provide appropriate support to individuals affected by antisemitic behaviour.

4. Leadership

Model inclusive practices and uphold civic responsibility across Council operations.

These objectives will ensure that Hunter's Hill Council is fostering a culture of respect and inclusion where Jewish identity is valued and protected.



STRATEGY TO COMBAT ANTISEMITISM

WHAT IS ANTISEMITISM?

"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities."

To support this definition, the IHRA provides examples of antisemitic behaviour when they manifest in contemporary public life, including but not limited to:

- Justifying or promoting violence against Jews on religious or ideological grounds.
- Circulating conspiracy theories about Jewish control of media, governments, finance, or global events.
- Blaming Jews collectively for societal or political issues.
- Denying or minimising the Holocaust, or accusing Jews of inventing or exaggerating it.
- Accusing Jewish Australians of dual loyalty or placing Israel's interests above national ones.
- Denying the Jewish people's right to self-determination (e.g., by claiming the existence of a Jewish state is inherently racist).
- Using traditional antisemitic imagery or tropes (e.g., blood libels or accusations of deicide).
- Equating Israeli policies with Nazism.

Antisemitism is often described as "the oldest hatred," and continues to manifest in many harmful ways, including hate speech, graffiti, property damage, conspiracy rhetoric, and physical violence.

Jewish people have faced systemic persecution and discrimination based on their beliefs, cultural practices, and identity, including mass displacement, exclusion from civil rights, and violent extermination campaigns. The Holocaust, in which over 6 million Jews (including 1.5 million children) were murdered by the Nazi regime, remains one of the darkest and most sobering examples of antisemitism in history.

In Australia and across the world, antisemitism continues to appear in both explicit and subtle forms. These include attacks on synagogues and community centres, online hate, and workplace discrimination, as well as tropes that fuel distrust and division.

Australia is a member of the International Holocaust Remembrance Alliance (IHRA), which provides a working definition of antisemitism to guide institutions, governments, and communities in recognising and responding to antisemitic behaviour.



STRATEGY TO COMBAT ANTISEMITISM

WHAT ARE HATE CRIMES?

According to NSW Police, a hate crime is any criminal act motivated by prejudice or hostility toward a person or group based on characteristics such as:

- Race, religion or faith
- Ethnic/national origin
- Sex or gender
- LGBTQIA+ identity
- Mental or physical disability
- Political affiliation
- Homelessness
- Age (discrimination)
- HIV/AIDS status

These hate crimes and incidents are often underreported across New South Wales. Nonetheless, the NSW Police Force treats hate-motivated offences seriously and has a dedicated Engagement and Hate Crime Unit that collaborates with Area Commands and Police Districts across the state to investigate hate-related incidents.

Under this definition, actions such as:

- graffiti featuring antisemitic symbols
- verbal abuse
- threats motivated by antisemitism that target Jewish individuals or institutions
- vandalism of synagogues
- physical assaults
- verbal abuse
- online harassment
- discriminatory behaviour in schools or workplaces.

These types of hate crimes and hate incidents are referred to NSW Police for investigation.

The NSW Jewish Board of Deputies also provides pathways for individuals and organisations to report antisemitic incidents. Their confidential online portal enables reporting of bullying or discrimination anonymously, supporting people who may otherwise feel unsafe coming forward. In December 2024, in response to an escalation in antisemitic threats and harassment nationally, the Australian Federal Police formed Special Operation Availle to monitor and respond to threats and hate crimes targeting Jewish individuals and public figures.

Strike Force Pearl, established in December 2024 by officers from the Counter Terrorism and Special Tactics Command, focuses on antisemitic hate crimes across Greater Sydney, including areas outside traditional Jewish population centres.

It is important for Hunter's Hill Council to recognise hate crimes and related incidents as core threats.

STRATEGY TO COMBAT ANTISEMITISM

WHY HAVE A STRATEGY SPECIFICALLY ADDRESSING ANTISEMITISM?

The Anti-Defamation League's "Pyramid of Hate" illustrates how biased attitudes, if left unchecked, can gradually escalate into systemic discrimination, targeted violence, and even genocide.

While Hunters Hill is a small, safe, and socially cohesive community, it is not immune to the global rise in antisemitism, particularly online. The growing normalisation of antisemitic tropes, conspiracy theories, and Holocaust denial, especially on social media, has made it critical that even smaller local governments acknowledge and act.

Though Hunters Hill does not have a large resident Jewish population, the municipality recognises that:

- Antisemitism harms the entire community by undermining social cohesion.
- A failure to act against antisemitism sends the message that hatred is tolerated.
- Proactively addressing antisemitism supports a broader anti-racism and inclusion agenda.

Hunter's Hill Council's adoption of this strategy reflects its civic responsibility to model ethical leadership and solidarity, particularly at a time when antisemitic incidents have risen dramatically across Sydney. According to the Executive Council of Australian Jewry, there was a 300% increase (approximately more than 365 incidents alone) in reported incidents between October 2023 and September 2024.

The aim is not only to safeguard Jewish Australians, but to protect the integrity, dignity, and unity of the whole Hunters Hill community.



STRATEGY TO COMBAT ANTISEMITISM

WHO ARE THE JEWISH PEOPLE – JEWISH IDENTITY AND THE GREATER SYDNEY COMMUNITY

Jewish people have been part of Australia's history since 1788, with the arrival of the First Fleet. Migration continued from Britain and Europe and significantly increased following the Holocaust, which displaced hundreds of thousands of Jewish people in the aftermath of World War II. Since then, Jewish Australians have played a central role in shaping our nation — contributing to Australian society through law, education, the arts, social justice, business, healthcare, science, and civic life.

While Hunters Hill is not a major residential centre for Sydney's Jewish population, it exists within a broader region that includes Jewish residents, visitors, and services from areas such as Ryde, Lane Cove, and the Eastern Suburbs. Hunters Hill Council acknowledges that community identity extends beyond LGA borders and that small councils still have a responsibility to affirm inclusion and cultural respect.

Jewish Presence in NSW

According to recent estimates, 27% of people who practice Judaism in NSW live in the Waverley LGA, concentrated in areas such as Dover Heights, Rose Bay, and Vaucluse. Other areas of Jewish population density include Woollahra, Randwick, and Inner West Sydney. Many members of these communities access services, schools, and businesses throughout Greater Sydney, including nearby districts.

While Hunters Hill has a small Jewish population, Council recognises the importance of affirming Jewish belonging in all parts of Sydney, regardless of population size, and of countering discrimination wherever it may arise.

Understanding Jewish Identity

Jewish identity is diverse, multidimensional and often misunderstood. It can include religious practice, but it may also be deeply cultural, ethnic, or ancestral. Some Jewish people identify strongly with their heritage without being religiously observant. Others observe religious laws and traditions with great devotion. Both are equally valid expressions of Jewishness.



STRATEGY TO COMBAT ANTISEMITISM

Jewish Ethnicities and Traditions

There are multiple Jewish ethnic groups, including:

- Ashkenazi Jews, descended from communities in Central and Eastern Europe.
- Sephardi Jews, who trace their heritage to Spain and Portugal, commonly known as the Middle Eastern Jew.
- Mizrahi Jews, originating from the Middle East, North Africa, and parts of Asia, commonly known as the original Jew.

Today, most Jewish Australians are of Ashkenazi descent, though Australia is also home to vibrant Sephardi and Mizrahi communities with unique languages, foods, and customs.

Cultural Practices and Community

Judaism is practised in many ways, from attending synagogue weekly and observing Shabbat to celebrating cultural holidays like Chanukah or Passover with extended family. Food, music, language, and storytelling play vital roles in maintaining tradition and community cohesion.

A 2024 study by Monash University (In the Shadow of War) found that:

- 82% of Jewish people in Australia have close family or social connections to Israel.
- 93% have visited Israel.
- 20% were either born there or have lived there for an extended period.

These connections shape Jewish Australians' cultural outlooks, yet it is also important to distinguish between Jewish identity and political assumptions, especially in the context of antisemitism.

The Australian Jewish Community Survey (Gen17) has explored these themes in greater detail, particularly around how Jewish Australians see themselves, practise culture or faith, and respond to rising antisemitism.



STRATEGY TO COMBAT ANTISEMITISM

WHAT IS SOCIAL COHESION AND WHY IT MATTERS

The Scanlon Foundation defines social cohesion as "the willingness of members of a society to cooperate with each other in order to survive and prosper." A cohesive society actively includes all members, rejects prejudice and division, and promotes shared democratic values through broad participation and mutual respect.

Based on the Resilient Cities Network framework, three key factors must be present for genuine social cohesion to exist:

- Relationships across community groups
- Trust between community members
- Trust in public institutions

Where antisemitism and other forms of hate are allowed to spread, these foundations of democracy are eroded. Freedom, stability, safety, and participation suffer. Antisemitism, like other forms of racism — does not only target Jewish people; it threatens the collective strength of the entire community.

By fuelling division and distrust, antisemitism undermines the sense of shared civic identity that small communities like Hunters Hill rely on.

Current threats to social cohesion

Social cohesion in Australia is under pressure. Events overseas, particularly in the Middle East, have contributed to tensions at home and disrupted interfaith relationships. According to Chamas & Ford (2023), these global events have amplified local divisions, especially when compounded by domestic challenges such as:

- Economic inequality
- The social aftermath of the COVID-19 pandemic
- Friction surrounding the 2023 Voice to Parliament Referendum

In this context, antisemitism cannot be viewed as an isolated issue as it's both a symptom and a driver of declining social trust.

STRATEGY TO COMBAT ANTISEMITISM

WHAT IS SOCIAL COHESION AND WHY IT MATTERS

What is Council's role in fostering social cohesion?

As the tier of government closest to the people, local councils play a vital role in building resilience, promoting connection, and strengthening relationships between diverse community groups.

Hunter's Hill Council, through its civic leadership, school engagement, cultural events, and inter-council partnerships is uniquely positioned to influence social harmony at the local level. The Council supports place-based, community-led responses to challenges affecting cohesion, including racism, antisemitism, and extremism.

In February 2025, councils from across Sydney co-hosted a Social Cohesion Roundtable. Twenty mayors and deputy mayors, including representatives from Inner West, Randwick, Woollahra, and Liverpool, signed a shared commitment to resist hatred and violence by fostering cooperation and shared civic values.

Hunter's Hill Council echoes that commitment, recognising that even small communities have a role to play in defending the principles of pluralism, inclusion, and mutual respect.



STRATEGY TO COMBAT ANTISEMITISM

COUNCIL'S EFFORTS IN COMBATING ANTISEMITISM AND STRENGTHENING SOCIAL COHESION

Hunter's Hill Council is committed to fostering a safe, inclusive community for all people including those of Jewish faith and heritage and to standing against discrimination in every form.

Council's approach to antisemitism is integrated into its broader efforts to promote social cohesion, mutual respect, and intercultural understanding.

Examples of Council's potential or ongoing efforts include:

Leadership, Planning and Advocacy

- Publicly endorsing the IHRA working definition of antisemitism as a guiding reference.
- Tabling Council motions and communications condemning antisemitism and religious hatred.
- Exploring opportunities to support Jewish-led or interfaith community initiatives, especially those that promote cultural exchange and dialogue.
- Collaborating with neighbouring councils and peak bodies to amplify anti-racism messaging and support for affected communities following global events such as the 7 October 2023 Hamas attacks.

Public Education and Awareness

- Supporting the delivery of public talks, cultural programs, and educational forums on Jewish history, identity, and antisemitism (e.g., through The Yarn, local schools, or community centres).
- Promoting materials that highlight Jewish contributions to Australian society and history — including digital storytelling platforms and local school resources.
- Observing national remembrance days such as Holocaust Remembrance Day (Yom HaShoah).

Intercultural and Interfaith Understanding

- Participating in NSW Government-funded social cohesion programs, particularly those engaging youth through school or sport-based initiatives.
- Supporting interfaith events or community commemorations.
- Promoting inclusive practices through Council events, staff inductions, and training programs.

Community Engagement

- Facilitating local activities during Harmony Weekend other events promoting diversity.
 - Including Jewish community perspectives in Council surveys, consultations, and cultural planning where relevant.
-

STRATEGY TO COMBAT ANTISEMITISM

COUNCIL'S EFFORTS IN COMBATING ANTISEMITISM AND STRENGTHENING SOCIAL COHESION CONINUED.....

- Collaborating with local organisations to promote meals, stories, or creative content inspired by diverse communities, including Jewish Australians (e.g., via Council-run community kitchens or events).

Monitoring and Tracking

- Promoting existing channels for reporting hate crimes or antisemitic graffiti, including those maintained by NSW Police and the National Graffiti Register.
- Encouraging respectful online behaviour and monitoring community sentiment through social media listening and resident feedback mechanisms.
- Engaging with relevant state and federal agencies to stay informed about local trends in hate crime or community safety.



STRATEGY TO COMBAT ANTISEMITISM

COUNCIL'S POSITION ON ANTISEMITISM

Hunter's Hill Council affirms that antisemitism will not be tolerated under any circumstances and recognises its responsibility, as a local government, to actively oppose hate in all forms and foster a community where every resident feels safe, valued, and respected.

Council acknowledges the rising threat of antisemitism across Sydney and its impact on social cohesion, interfaith relations, and public safety. Accordingly, Council supports a structured, proactive, and community-driven response to combating antisemitism.

Elevating Community Voice

At the centre of this strategy is a commitment to listening to communities, particularly those affected by antisemitism and hate-based incidents. Council will prioritise platforms for local voices and partner with regional networks to ensure Jewish and interfaith perspectives are heard.

Core Strategic Pillars

1. Generalist Prevention

Awareness-raising across the entire population to prevent antisemitism before it emerges.
Examples:

- Public campaigns to educate on antisemitism
- Resources for schools and local organisations on allyship
- Harmony Week and anti-racism messaging

2. Targeted, Early Intervention

Focused action for at-risk or affected groups, either preventatively or in direct response to an incident. Examples:

- Supporting youth-based education (e.g. Courage to Care programs)
- Upstander training
- Facilitating early reporting pathways

3. Response

Actions to support people directly affected by antisemitism and coordinate institutional responses.
Examples:

- Roundtable forums or listening sessions
 - Sharing relevant data with NSW Police or relevant community groups
-

STRATEGY TO COMBAT ANTISEMITISM

COUNCIL'S POSITION ON ANTISEMITISM CONTINUED.....

- Community safety audits
- Name and Shame publicly, including Social media.

4. Recovery

Supporting individuals and the broader community to heal from the effects of antisemitic harm. Examples:

- Referrals to specialist mental health or community organisations
- Supporting school or neighbourhood reconciliation events
- Communications that reaffirm community values

Enabling Actions

- Building internal capacity & improving reporting systems

Council will explore internal procedures to recognise, log, and respond to incidents involving antisemitism or other hate-motivated harm.

- Community consultation

Council will continue to engage local schools, faith groups, neighbourhood committees, and regional councils to ensure responses remain informed, inclusive, and collaborative.

REVIEW

This strategy will be reviewed in 2029, or sooner if required, based on local developments, community feedback, or policy changes at the state or federal level. The review process will be led by Hunter's Hill Council, with input from relevant stakeholders, community partners, and neighbouring local governments.



STRATEGY TO COMBAT ANTISEMITISM

ACTION PLANNING & TOOLKIT

Clearly define the roles of Council, its partner agencies and other stakeholders

Countering antisemitism requires a whole-of-community effort, particularly in today's context of rising hate speech, disinformation, and polarisation. Local governments like Hunter's Hill Council play a vital role in setting standards, offering practical support, and enabling early intervention, even in municipalities with smaller Jewish populations.

This strategy takes a proactive and layered approach, addressing both prevention and response. It includes activities suitable for all residents, as well as tailored efforts aimed at specific cohorts or recovery following incidents.

While councils are well placed to deliver general community-based activities (such as education, messaging and civic engagement), they typically rely on external expertise, including state agencies and Jewish organisations, to assist with targeted or specialist programs.

Council's actions are guided by four core objectives:

1. Increase understanding and awareness of antisemitism.
2. Improve safety and security for Jewish individuals and communities.
3. Reverse the normalisation of antisemitism and racism of any kind.
4. Build solidarity and collective action within the broader Hunters Hill community.

Strategic Partnerships

Hunter's Hill Council will seek to work in partnership with:

- NSW State Government
- NSW Police and the Hate Crime Unit
- The NSW Jewish Board of Deputies
- Sydney Jewish Museum
- Courage to Care
- Other local councils, particularly those in the Northern and Inner West suburbs
- Higher education institutions.

By working collaboratively, Council can ensure roles are clearly defined, expertise is shared, and the appropriate level of intervention is applied.

ACTION PLANNING & TOOLKIT

Clearly define the roles of Council, its partner agencies and other stakeholders

Recovery: Activities that support individuals or broader communities in healing and rebuilding after antisemitic incidents such as partnering with organisations for post-incident trauma support or public reassurance campaigns.

Targeted, Early Intervention: Focused efforts aimed at specific groups (e.g. youth, schools) to prevent or interrupt antisemitism such as Courage to Care programs, Upstander training, faith-based education initiatives.

Response: Immediate support for those affected by antisemitism such as community listening sessions, liaison with NSW Police, and crisis communication.

Generalist Prevention: Broad-based activities to raise awareness and prevent antisemitism before it emerges such as inclusive civic messaging, Harmony Week events, interfaith partnerships.

Frameworks and plans boosting Council's response capabilities

Having a formal strategy to respond to antisemitism reassures the community that Hunter's Hill Council takes discrimination seriously and is prepared to act. It communicates that antisemitism has no place in the municipality and that Jewish Australians are a valued part of the broader Sydney community.

Antisemitic incidents can escalate quickly, particularly in the wake of global events. Council must therefore be equipped with a clear action plan that enables it to:

- Respond rapidly and appropriately to incidents
- Offer visible support to affected individuals and communities
- Work with external agencies to prevent further harm

This local strategy complements wider efforts by the NSW Government and the Federal Government, and supports Hunter's Hill Council's broader diversity, equity, and inclusion goals.

Collaboration with specialist organisations to support meaningful activities

To avoid symbolic or performative gestures, the Council recognises the importance of genuine partnerships with organisations that specialise in antisemitism prevention and Jewish community engagement.

These may include:

- Sydney Jewish Museum
- NSW Jewish Board of Deputies

STRATEGY TO COMBAT ANTISEMITISM

ACTION PLANNING & TOOLKIT

- Courage to Care
- Local interfaith networks and schools and uni

Such organisations bring expertise, lived experience, and evidence-based programming that can inform the Council's activities and ensure they are effective, credible, and culturally sensitive.

Recommended Call to Action:

- All Hunters Hill Councillors and relevant staff to participate in awareness training delivered by a recognised organisation such as the Sydney Jewish Museum.
- Schools in the surrounding area should be encouraged to engage in programs like Courage to Care or visit exhibitions that foster education around antisemitism, Holocaust history, and inclusion.

Strengthening existing mechanisms and initiatives & measuring impact

While Hunter's Hill Council does not currently lead dedicated antisemitism programs, it regularly supports community engagement, civic education, and cultural inclusion through:

- Local history events
- Civic ceremonies
- Youth initiatives
- Harmony Week participation
- Social and cultural grants

This strategy offers an opportunity to:

- Review current initiatives and identify where they can be enhanced to address antisemitism specifically.
- Measure impact of any new programs or partnerships.
- Embed accountability mechanisms (e.g., surveys, post-program feedback, or annual reporting).

STRATEGY TO COMBAT ANTISEMITISM

ITEM NO	: 4.2
SUBJECT	: DRAFT HUNTERS HILL SOLAR PANEL GUIDELINE FOR HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS
STRATEGIC OUTCOME	: SERVICES, PROGRAMS AND POLICIES REFLECT A COMMITMENT TO SUSTAINABILITY.
ACTION	: DEVELOP SOLAR PV GUIDELINES FOR HERITAGE PROPERTIES
REPORTING OFFICER	: CHERY KEMP

Ref:820245

PURPOSE

Council to review a draft guideline on Solar Panels for Heritage Items and Heritage Conservation Areas.

RECOMMENDATION

That Council:

1. Endorse the draft Hunters Hill Solar Panel Guideline for Heritage Conservation Areas (see Attachment 1).
2. Place the endorsed Hunters Hill Solar Panel Guideline for Heritage Conservation Areas on public exhibition for a period of not less than 28 days, inviting submissions from the public for 28 days.
3. Receive a further report on the draft Hunters Hill Solar Panel Guideline for Heritage Conservation Areas that includes consideration of any submissions made within the time allowed, prior to formal adoption.

BACKGROUND

This guideline is based on a City of Sydney Council guideline, but adapted for Hunters Hill recognising that some properties face the waterfront.

REPORT

Council receives Heritage Minor Works Applications for installation of solar panels on heritage items and buildings within Heritage Conservation Areas. The purpose of this guideline is to provide information to applicants in regards to appropriate placement of solar panels (and other related equipment e.g. invertors, batteries), on heritage affected properties, to encourage the installation of solar panels through the Heritage Minor Works application process, while also protecting the heritage significance of Hunters Hill.

CONCLUSION

These guidelines will support sustainability whilst protecting the heritage of Hunters Hill.

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 indirect positive environmental impact, as clear guidelines on this issue may encourage owners of heritage affected properties to install solar panels utilising the Heritage Minor Works application process.

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. Draft Hunters Hill Solar Panel Guideline for Heritage Conservation Areas [↓](#)

HUNTER'S HILL COUNCIL**DRAFT Hunters Hill Solar Panel Guidelines for Heritage Conservation Areas and Heritage Items**

Hunter's Hill Council encourages the sensitive installation of solar panels in Heritage Conservation Areas and on Heritage items to protect heritage values. You do not need development consent to install solar panels in Heritage Conservation Areas or on Heritage Items if the works are in accordance with this guideline. Instead of a development application, you must complete the Heritage Minor Works application form (available on Council's website) to qualify for an Heritage Minor Works exemption. Council must write back advising you that the requirements of this guideline have been satisfied before any work is carried out.

What are solar panels?

For the purpose of this guideline, solar panels means a photovoltaic electricity generating system and any associated fixings, conduit and other equipment like inverters and batteries but not a hot water tank.

Why is development consent and a DA not required?

Development consent is not required under Clause 5.10(3) of Hunters Hill Local Environmental Plan 2012, if the applicant has notified the consent authority (Hunter's Hill Council) of the proposed development (located within a Heritage Conservation Area or affecting a Heritage Item) and the consent authority has advised the applicant, in writing, before any works are carried out, that it is satisfied that the proposed development is of a minor nature and would not adversely affect the heritage significance of the Heritage Conservation area or Heritage item. Works that are consistent with this guideline are deemed to be of a minor nature that will not affect the significance of Heritage Conservation Areas or Heritage Items.

A Heritage Minor Works application (available on Council's website) is the method to notify Council of a minor works proposal to obtain this exemption from the need for a DA.

Protecting the character of Heritage Conservation Areas and Heritage Items

The roofscapes of Heritage Conservation Areas and Heritage Items are very important to their character and heritage significance. The requirements of this guideline ensure that solar panels will not substantially disrupt the form and character of roofs that are visible from the street or from the waterfront. Both streetscapes and the view of Heritage Conservation Areas and Heritage Items from the water and the waterfront are a crucial aspects of the character and significance of the Heritage Conservation Areas and Heritage Items of Hunters Hill.

As a general principle, installations on rear or side roofs not facing the street or the waterfront are preferred. While installations on street facing or waterfront facing roofs may be permitted, applicants are encouraged to consider if alternatives are available. Where an installation is considered to have the potential to adversely impact on the character or heritage significance of a Heritage Conservation Area, or the character or heritage significance of a Heritage Item, a DA will be required.

Where solar panels may be granted an exemption from needing a DA

Installation of solar panels and associated equipment within a Heritage Conservation Area or affecting a Heritage Item may qualify for an exemption on any building roof using this guideline **except for**:

- slate or timber shingled roofs;
- primary street facing or primary water front facing roofs (see definition below);
- works that require external structural alterations;
- works that require removal of roof elements, such as chimneys, capping, parapet walls; or
- works that do not follow the installation requirements of this guideline.

Definition: primary street facing or water front facing roofs are roof planes (and parts of roof planes) that are visible from the primary street or from the waterfront, have a slope of more than 15 degrees and are adjacent to the main ridge of the roof. Solar panel installations that are not consistent with this guideline may be considered by making a development application.

Consideration should also be given to placing solar panels on modern ancillary buildings (such as garages or car ports) which are located to the rear of the main building on the site and are not readily visible from either the street or the waterfront.

Installation requirements

On parts of side boundary facing roofs that are visible from the primary street or the water front:

- Alignment: mount solar panels with one edge parallel to the slope of the roof face (i.e. the panels must not be crooked to the slope of the roof face);
- Projection: solar panels do not extend over the edges of the roof plane and are not located within 300mm of the ridge(s) of the roof;
- Maximum height: solar panels are mounted at the same angle as the roof plane (not propped at a greater angle than the roof) and protrude no more than 250mm above the roof plane;
- Location: solar panels are not located on primary street facing verandah or dormer roofs;
- Visibility: only solar panels and associated fixings and clips are visible from adjacent streets and parks – this means conduit and other equipment like inverters do not protrude from under the panels and that mounting rails are trimmed to the extent of the panels and clips;
- Pattern: solar panels are arranged in orderly rows with consistent offsets from the roof edges; and
- Pattern: solar panels on roof planes containing parapets, dormer windows, skylights and chimneys must be arranged in a symmetrical pattern on the roof plane.

On all other roof planes (including roofs that have a slope of less than 15 degrees):

- Alignment: mount solar panels with one edge perpendicular to the slope of the roof face;
- Projection: solar panels do not extend over the edges of the roof plane and are not located within 300mm of the ridge of the roof;

- Maximum height: the solar panels and associated equipment protrude no more than 1.0m from the attached roof plane; and
- Position: if solar panels protrude more than 0.5m from the attached roof plane, they are located at least 1m from any property boundary.

On walls:

- Location: equipment associated with a solar energy system, other than solar panels, may be installed on building walls (for example an inverter or a battery);
- Position: where associated equipment is located on a wall facing the primary street or on a wall facing the water front it must not cover building features like windows or decorative elements and must be installed neatly; and
- Batteries: must not be installed on a wall facing the primary street but may be installed on the side walls of a front verandah.

Installation requirement notes:

- it is the applicant's responsibility to make sure that all building works are carried out in accordance with any applicable legislation, codes etc. (for example the Building Code of Australia).
- applicants are strongly encouraged to consider providing clear access paths around solar panels to allow for maintenance of the roof. Hunter's Hill Council recommends applicants provide at least 300mm clearance around the solar panels from boundaries and obstructions like dormer windows.
- applicants are encouraged to use solar panels that have a design that is visually recessive in colour and pattern, particularly where they are visible from the street or from the water front. For example there are now solar panels available that are entirely dark grey/ black with no prominent silver banding patterns.

Heritage Minor Work Applications

Heritage Minor Works Applications should be applied for via the form on the Hunter's Hill Council website. Applications for solar panel installations should include the following details:

- A scale plan of the roof and solar panels proposed and the layout pattern of the solar panels
- The locations of associated equipment such as inverters, batteries
- Photographs of the affected locations (for example the roof, the locations proposed for inverters or batteries)
- A brochure or other visual representation of the look of the solar panels and the associated equipment.

ITEM NO	: 4.3
SUBJECT	: REVISED DATA BREACH POLICY
STRATEGIC OUTCOME	: POLICIES AND FRAMEWORKS THAT ENCOURAGE COLLABORATION AND INNOVATION PROVIDE A SOLID FOUNDATION FOR SUCCESSFUL PARTNERSHIPS AND PROJECTS
ACTION	: PROVIDE THE COMMUNITY WITH THE BEST PRACTICE AND UP-TO-DATE, INFORMATION POLICIES AND FRAMEWORKS
REPORTING OFFICER	: JADE REED

Ref:820043

PURPOSE

The purpose of this report is to seek adoption of the revised Data Breach Policy.

RECOMMENDATION

1. That report be received and noted.
2. That the revised Data Breach Policy is adopted.

BACKGROUND

The NSW Mandatory Notification of Data Breach (MNDB) Scheme was established under the *Privacy and Personal Information Protection Act 1998* (PPIP Act) and commenced on 28 November 2023. This scheme requires NSW public sector agencies to notify the Privacy Commissioner and affected individuals in the event of an eligible data breach involving personal or health information that is likely to result in serious harm.

REPORT

In accordance with the section 59ZD of the PPIP Act, Council is required to prepare and publish a Data Breach Policy. The Data Breach Policy was first adopted in October 2023.

The Policy has been revised, with minor amendments made to clarify obligations and governance arrangements. The amendments improve clarity and governance without changing Council's existing data breach response processes or escalation arrangements.

Hunter's Hill Council is committed to safeguarding individuals' privacy and continually reviews and improves its cybersecurity practices. To date, Council has not identified any eligible data breaches.

CONCLUSION

The Data Breach Policy outlines Hunter's Hill Council's approach to managing data breaches. This policy ensures the Council is prepared to respond to data breaches in line with relevant legislation. It defines roles and responsibilities, sets preventative measures, and details steps

for responding to breaches. Overall, it provides a framework for managing data breaches effectively, protecting the community's information.

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. Revised Data Breach Policy [↓](#)

HUNTER'S HILL COUNCIL POLICY REGISTER



POLICY NO.	CPIMT07
POLICY TITLE	Data Breach Policy
STATUS	Council
SERVICE	Information Management and Technology
DOCUMENT ID	670978

1. PURPOSE

The purpose of the Policy is to:

- set out how Hunter's Hill Council (Council) will respond to a Data Breach in accordance with section 59ZD of the *Privacy and Personal Information Protection Act 1998 (NSW)* (PIPP Act)
- define the role and responsibilities of Council staff in relation to managing a breach
- outline the specific steps Council will follow when responding to a Data Breach
- provide a framework for quickly and effectively responding to, and managing Data Breaches
- establish how Council will keep records and maintain Council's internal and external registers of all Data Breaches
- establish Council's post-incident review process of Data Breaches

2. SCOPE

Council has adopted this Data Breach Policy (Policy) to inform the public of Council's procedure for identifying, responding to and reporting Data Breaches, that are the subject of Council Held Personal Information.

This Policy is designed to assist Council in meeting its legal obligations in reporting Data Breaches under the PPIP Act and, **where applicable, specific obligations arising under the Privacy Act.**

Part 6A of the PPIP Act establishes the NSW Mandatory Notification of Data Breach scheme (MNDB scheme).

The MNDB scheme requires every NSW public sector agency bound by the PPIP Act to notify the Privacy Commissioner and affected individuals of Eligible Data Breaches. The MNDB scheme applies to Personal Information as defined in section 4 of the PPIP Act, and Health Information as defined in section 6 of the *Health Records and Information Privacy Act 2002* (HRIP Act).

Council has notification obligations under the Commonwealth Notifiable Data Breach scheme, established by the Privacy Act, which requires Council to report Data Breaches (which relate to Tax File Numbers) to the OAIC. In some cases, Council may have notification obligations to report Data Breaches to both the OAIC and the Privacy Commissioner.

Council recognises that privacy incidents may also give rise to broader legal and reputational impacts, which will be considered when managing incidents under this Policy.

Council's Privacy Management Plan provides more information on how Council may collect, use and disclose Council Held Personal Information.

3. DEFINITIONS

Council Held Personal Information	means any Personal Information and Health Information in whatever form (including hard copy, and electronically held information), which is held by Council or is otherwise in the possession or control of Council
Council Representative	Councillors, council staff, volunteers, delegates of the Council and members of Council committees who represent or act on behalf of Hunters Hill Council
Data Breach	means the unauthorised access to, or inadvertent disclosure, access, modification, misuse or loss of, or interference with any Council information, including Council Held Personal Information, and in this Policy and includes a potential Data Breach
DBRT	means Council's IT Governance Committee established in 2023 to support Council's Cyber Security Framework, and is Council's designated Data Breach response team for the purposes of this Policy (see section 8 of this Policy below)
Eligible Data Breach	means an 'eligible data breach' as defined in s59D of the PPIP Act
Health Information	Health information is a specific type of 'personal information' and means information defined as 'health information' under the HRIP Act
HRIP Act	means the <i>Health Records and Information Privacy Act 2002</i> (NSW)
IPC	means the Information and Privacy Commission of NSW
IT	means information technology
MNDB scheme	means the NSW Mandatory Notification of Data Breach established under Part 6A of the PPIP Act
OAIC	means the Office of the Australian Information Commissioner
Personal Information	means information or an opinion (including information or an opinion forming part of a database and whether or not recorded in a material form) about an individual (whether living or dead) whose identity is apparent or can reasonably be ascertained from the information or opinion as set out in s4 of the PPIP Act .
PPIP Act	means the <i>Privacy and Personal Information Protection Act 1988</i> (NSW)
Privacy Act	means the <i>Privacy Act 1998</i> (Cth)
Privacy Commissioner	means the NSW Privacy Commissioner, or as otherwise defined in the PPIP Act

4. PREVENTING AND PREPARING FOR A DATA BREACH

Council have a number of controls, systems, policies and processes in place to prevent and identify actual or suspected Data Breaches.

These controls form part of Council's cyber security framework and enterprise risk management framework.

4.1 Technical preventative measures

Council have a number of technical controls and security measures in place to help prevent a Data Breach.

4.2 Monitoring

Council networks and information systems have monitoring and auditing tools in place to detect and trace any suspicious activity.

Council has an outsourced 24/7 security operations centre (SOC) that provides a managed detection and response (MDR) service.

Council conducts regular cyber security audits, penetration testing, phishing simulation exercises and takes part in Cyber NSW and Australian Cyber Security Centre (ACSC) programs such as Cyber Hygiene Improvement Programs (CHIPs).

4.3 Training and awareness

As most Data Breaches involve a human element of some kind, building a well-trained and aware workforce is a key element of Council's defence against Data Breaches and other privacy risks.

Council is committed to creating a culture where privacy and cyber security risk management are integral elements of decision-making and where privacy, cyber security, and risk management processes are understood and consistently applied.

To do this, we will:

- enhance Council Representative's awareness of privacy and cyber principles by promoting them on Council's intranet and staff newsletter
- provide annual privacy training to all Council Representatives
- ensure all managers and selected senior staff complete the IPC training 'Understanding the MNDB Scheme - for senior leaders'
- share current threat trends and advice as appropriate
- provide annual cyber security training to all Council representatives
- participate in State and Commonwealth Government initiatives such as Privacy Awareness Week and Cyber Security Awareness Month
- provide annual simulation training on Responding to Data Breaches using this Policy
- develop and promote clear internal guidelines for reporting potential Data Breaches.

4.4 Contract provisions

In accordance with Council's Procurement Manual and processes, all contracts or service providers must notify Council of any alleged, suspected or actual Data Breach (regardless of whether that Data Breach is material or not). This must include incidents before, during and after the contract period.

Where a Data Breach involves a contracted service provider and/or another agency, Council will coordinate response and investigation activities as required, to ensure that Council's assessment and notification obligations under this Policy and the PPIP Act are met.

4.5 Alignment with other policies

This Policy has been developed in accordance with Council's existing policies and procedures, including:

- Privacy Management Plan
- Cyber Security Policy
- IT Usage and Surveillance Policy
- Cyber Security Incident Response Plan
- Records Management Policy and Program
- State Records Retention and Disposal Policy
- Business Continuity Plan.

This Policy will be tested, reviewed and updated annually or in accordance with legislative changes.

The testing of this Policy will be achieved through the results obtained from Council's simulation training on Responding to Data Breaches using this Policy.

5. IDENTIFYING A DATA BREACH

5.1 Identifying a Data Breach

A Data Breach occurs when confidential, sensitive or personal information is accessed or disclosed without authorisation, or is stolen or lost.

A Data Breach can be intentional or accidental and may occur by in a range of different ways. Some examples of a potential Data Breach include:

- accidental loss of Council documents, files, or devices (mobile phone, laptop etc) that contains or holds Council information
- physical theft of Council documents, files, or devices
- personal information sent to the wrong person (for example, an email sent to the wrong person)
- Council network or system containing personal information is hacked or infected with malware
- user account is compromised (for example, through phishing or sharing of passwords)
- unauthorised disclosure of classified information (for example, posting on website or social media without consent)
- unauthorised use of, access to or modification of Council information or information systems.

Data breaches can be detected in various ways, including:

- Self-detected incidents
- Notifications from residents and the broader community
- Notifications received from service providers or vendors
- Notifications received from trusted third parties such as the ACSC and Cyber NSW

All Council Representatives and contractors should refer to Councils Cyber Security Policy and Cyber Incident Response Plan (CIRP) for more information on how to be vigilant, how to identify incidents that might occur and other types of cyber security incidents that must be reported.

Council will assess and respond to any Data Breaches reported by Council Representatives, holistically and on a case-by-case basis, depending on the nature, severity and impact of the Data Breach. Council will conduct a post-incident review of any Data Breach, and keep current an internal register of all Data Breaches which includes the assessment and review outcome of the Data Breach.

6. DEFINING AN ELIGIBLE DATA BREACH

6.1 What is an Eligible Data Breach?

An 'Eligible Data Breach' occurs where:

- a) there is unauthorised access to, or unauthorised disclosure of, Council Held Personal Information or there is a loss of Council Held Personal Information in circumstances that are likely to result in unauthorised access to, or unauthorised disclosure of Council Held Personal Information; and
- b) a "reasonable person" would conclude that the above would be likely to result in serious harm to one or more individuals to whom the information relates.

6.2 What is not an Eligible Data Breach?

The MNDB scheme does not apply to Data Breaches that do not involve Council Held Personal Information, or to Data Breaches that are not likely to result in serious harm to an individual.

In the event of a Data Breach that is not considered an Eligible Data Breach, Council will still assess and respond the Data Breach. Based on the findings of the assessment, Council may still provide voluntary notification to affected individuals if deemed appropriate.

Where there is doubt as to whether the Data Breach is likely to cause serious harm, Council will notify the Privacy Commissioner and affected individuals.

6.3 What is serious harm?

The term ‘serious harm’ is not defined in the PPIP Act. Types of harm that can arise as the result of a Data Breach are context-specific and will vary based on the circumstances and type of personal information involved in the Data Breach.

Serious harm occurs where the harm arising from the Eligible Data Breach has, or may, result in a real and substantial damaging effect to the individual. The effect on the individual must be more than irritation, annoyance or inconvenience.

Harm to an individual includes physical harm, economic, financial or material harm, emotional or psychological harm and reputational harm.

Each Data Breach must be considered on a case-by-case basis to determine if it is an Eligible Data Breach.

When assessing any Data Breach, Council must have regard to the suite of IPC guidelines as published on the IPC’s [website](#) made under section 59I of the PPIP Act and as updated by the IPC from time to time.

7. MANAGING A DATA BREACH

A Data Breach can appear in various forms and degrees of severity; therefore, all Data Breaches must be assessed on a case by case basis and all assessments must be expedited.

The following steps are provided as a framework for quickly and effectively responding, with an understanding that the sequence and depth of each may need to be adjusted based on the nature of the Data Breach.

Response Step	Key Actions
1. Report and Triage	Council Representatives
	<ul style="list-style-type: none"> All Council Representatives (except for Councillors) who become aware of a Data Breach or possible Data Breach must notify the Manager Digital and Customer Information and IT Business Partner. This should be carried out immediately following the incident, using the Data Breach incident form in appendix A. All Council Representatives (except for Councillors) should also notify the Manager, Digital and Customer Information by phone or email.
	Contractor / Service Provider
	<ul style="list-style-type: none"> Contractors or service providers who become aware of a Data Breach or possible Data Breach must report a Data Breach to their contract manager, who is responsible for reporting to the Manager Digital and Customer Information and ensuring the Data Breach incident report form is completed.
	Councillors
	<ul style="list-style-type: none"> Councillors who become aware of a Data Breach or possible Data Breach must report the Data Breach to the General Manager, who will notify the Manager Digital and Customer Information and/or convene the DBRT.
	Community
	<ul style="list-style-type: none"> Any residents or members of the wider community who have reason to believe a Data Breach has occurred should contact Customer Service on 02 9879 9400 or email info@huntershill.nsw.gov.au.
	Escalation
	<ul style="list-style-type: none"> Where a Council Representative and/or Manager Digital and Customer Information, believes or has reasonable grounds to believe that a Data Breach is an Eligible Data Breach, the Manager Digital and Customer Information will notify the

	General Manager and if appropriate, activate the DBRT to manage the response effort (if the incident is classified as medium or higher in accordance with CIRP or at the discretion of the General Manager).
2. Contain	<ul style="list-style-type: none"> All Council Representative aware of a Data Breach must take all necessary steps to contain the Data Breach and minimise the risks and damage by limiting the extent and duration of the unauthorised access to or disclosure of Council Held Personal Information, and preventing the Data Breach from intensifying. For example, isolating affected systems, changing passwords and other security measures. Any Council Representative that is suspected to be involved in the Data Breach may have their access suspended immediately.
3. Assess	<p>Assessment of Data Breaches that may be Eligible Data Breaches</p> <ul style="list-style-type: none"> If it is suspected that an Eligible Data Breach has occurred, the Manager Digital and Customer Information will assess whether an Eligible Data Breach has actually occurred in accordance with the PPIP Act and in accordance with the suite of IPC guidelines as published on the IPC's website made under section 59I of the PPIP Act and as updated by the IPC from time to time (Assessment). Council has 30 days to complete this assessment from the date of the initial report of the Data Breach. The Manager Digital and Customer Information (as delegated by the General Manager) must request an extension from the Privacy Commissioner as soon as the Manager Digital and Customer Information reasonably believes an extension of time is required to assess any particular Data Breach in accordance with section 59K of the PPIP Act. After completing an Eligible Data Breach Assessment, the Manager Digital and Customer Information must make a final decision on whether a Data Breach is an eligible Data Breach, or there are reasonable grounds to believe that the Data Breach may be an Eligible Data Breach. The Manager Digital and Customer Information must also assess and consider whether Council has any mandatory notification obligations under the Commonwealth Notifiable Data Breach scheme established by the Privacy Act. <p>General Assessment</p> <ul style="list-style-type: none"> The Manager Digital and Customer Information must conduct a preliminary assessment of all Data Breaches by gathering all relevant information including: <ul style="list-style-type: none"> the type and nature of Council Held Personal Information involved in the Data Breach the cause(s) of the Data Breach identity the number of affected individuals involved in the Data Breach. The scale of the Data Breach will likely affect the Council's assessment of likely risks the combination of Council Held Personal Information involved in the Data Breach. Certain combinations of types of Personal Information can lead to increased risk the duration and extent the Council Held Personal Information was accessible. The length of time of unauthorised access to, or unauthorised disclosure will increase risks of harm to individuals if Tax File Number information was involved if it was a one-off incident or whether it exposes a more systemic vulnerability in Council's systems and procedures the steps taken to contain the Data Breach, if the Council Held Personal Information has been recovered, and whether the Council Held Personal Information is encrypted or otherwise not readily accessible

- that harm caused and the foreseeable harm to affected individuals/organisations
- the recipient(s) of the Council Held Personal Information, the risk of further access, and the use or disclosure, including media or online access
- if other public agencies are involved in the Data Breach.

The Manager Digital and Customer Information and DBRT (if activated) will then (as required):

- develop and implement a remediation action plan detailing containment, eradication and recovery activities
- develop a communication strategy (based on the communication strategy and templates as outlined in Council's Business Continuity Plan)
- confirm the threat has been eradicated and return affected systems/services to normal function (test systems/services to confirm expected functionality).

4. Notify

Notification under the PPIP Act

- The General Manager (or delegate) will notify the Privacy Commissioner **immediately** after determining that a Data Breach is an Eligible Data Breach or possible Eligible Data Breach.
- Notification to the Privacy Commissioner will be made using the [approved form](#), by the Privacy Commissioner as published on the IPC's website and as updated from time to time.
- The General Manager (or delegate) and DBRT (if activated) will notify affected individuals as soon as practicable after identifying an Eligible Data Breach.
- The General Manager (or delegate) and DBRT (if activated) will determine how to notify and oversee the notification procedure to affected individuals of the Eligible Data Breach in accordance with this Policy.

Notification under the Privacy Act

- The General Manager (or delegate) and DBRT (if activated) will notify the OAIC and any affected individuals as soon as practicable after identifying a Data Breach that it is required to be reported under the Privacy Act.
- The General Manager (or delegate) and DBRT (if activated) will determine how to notify and oversee the notification made to the OAIC and any affected individuals by the Data Breach.

Notification of individuals affected by Data Breaches

- Council will notify affected individuals directly, by telephone, letter, email or in person as considered reasonably practicable by General Manager (or delegate) and DBRT (if activated).
- Indirect notification - such as information posted on the Council's website, a public notice in a newspaper, or a media release will generally occur where the contact information of individuals who are affected are unknown, or where direct notification is prohibitively expensive or could cause further harm (for example, by alerting a person who stole the laptop as to the value of the information contained).
- Where a significant number of individuals are impacted, Council will consider establishing a dedicated webpage and support line to provide further information and advice.
- Council will maintain a public notification register in accordance with 59N(2) and s59P of the PPIP Act. Council will also maintain an internal register for Eligible Data Breaches.

All Notifications

- Council will at all times and for every Data Breach, consider other internal and external notifications and approvals, and communicate with such external agencies and stakeholders as is reasonably required in the individual circumstances of a particular Data Breach (e.g. the Police, Department of Customer Service, Cyber Security NSW, the Australian Tax Office etc).
- The Manager Digital and Customer Information will ensure Councils internal Data Breach register and external public notification Data Breach register on Council's website are updated after the reporting of all Data Breaches, as it is relevantly required.

5. Review**Post Incident Review**

- The General Manager (or delegate) and DBRT (if activated) will conduct a post incident review to identify any weaknesses in security protocols, policies and procedures.
- A post incident review will consider (as relevantly required):
 - a root cause analysis of the Data Breach
 - security audit of both physical, technical and cyber security controls
 - review of Council's risk management policies and procedures
 - review of training and awareness practices
 - review of contractual obligations with contracted service providers
 - consider any other review considerations, recommendations or guidelines published by the IPC or Privacy Commissioner
 - conduct a Data Breach response assessment to assess Council's response to the Data Breach and identify areas for improvement
 - determine any final stakeholder communication requirements.
- Once the post incident review has been concluded, the General Manager (or delegate) will stand down the DBRT (if activated).

Record Keeping

- The Manager Digital and Customer Information will:
 - ensure that all evidence and related records for all Data Breaches are stored in Council's internal register, **including the outcome of the assessment and the reasons for key decisions (such as whether the Data Breach is, or is not, an Eligible Data Breach and any decision not to notify affected individuals or the Privacy Commissioner)**
 - ensure that Council's Public Notification Register is up to date, **published on Council's website** and complies with the requirements under s59P of the PPIP Act
 - update appropriate policies and procedures to include key learnings or identified weakness
 - implement additional security controls if applicable
 - apply and implement any further training and awareness practices developed from the post incident review

8. ROLES AND RESPONSIBILITIES**8.1 All Council Representatives**

All Council Representatives are required to familiarise themselves and comply with this Policy. A breach of the procedures constitutes a breach of the Council's Code of Conduct and may lead to disciplinary action.

8.2 Contract Managers

If a Data Breach is reported to Council by a contractor, this Policy applies to the Data Breach, subject to the terms of any contract, and applicable legislation.

Council’s contract managers who manage third party contracts are responsible for ensuring that relevant service providers and agencies understand and comply with this Policy.

Where third party contractors report a Data Breach to Council, the relevant contract may be referred by the Manager Digital and Customer Information to external lawyers to review and determine what action is to be taken. However, this step should not delay Council dealing with the Data Breach in accordance with the steps outlined in this Policy.

8.3 The General Manager or their delegate

In accordance with Section 59G of the PPIP Act, the General Manager (as the head of the agency) is ultimately responsible for the assessment of Data Breaches and mitigation of harm. The General Manager has delegated responsibility of the assessor to Manager Digital and Customer Information.

The Manager Digital and Customer Information is responsible for immediately making all reasonable efforts to contain the Data Breach and must take all reasonable steps to ensure that assessment of the Data Breach is completed with 30 days (unless an extension is granted in accordance section 59K of the PPIP Act).

8.4 Information Technology (IT) Governance Committee / Data Breach response team (DBRT)

The IT Governance Committee was established in 2023 to support Council’s Cyber Security Framework, and is Council’s designated Data Breach response team (DBRT) as outlined below:

Position	DBRT Role	Responsibilities
General Manager (medium - high risk only)	Agency head	<ul style="list-style-type: none"> • General advice and oversight • Manage code of conduct and HR matters as required • Potential Code of Conduct or HR related issues arising from the Data Breach • Media liaison • Delegates responsibilities to the Manager Digital and Customer Information (as required).
Manager Digital and Customer Information	Incident Response Leader/Coordinator Data Privacy Officer	<ul style="list-style-type: none"> • Coordinate the Data Breach response process • Communicate with the General Manager and third parties • Records management • Reporting the Data Breach to regulator such as the Privacy Commissioner
IT Business Partner and Digital Solutions Administrator	IT/Security Specialist	<ul style="list-style-type: none"> • Identifying the cause of the Data Breach • Containing the Data Breach • Implementing technical controls
Director Community & Customer Service and Corporate	Operational Management and Communication Risk	<ul style="list-style-type: none"> • Community and customer service liaison • Operational functions of the business • Oversight and advice • Media liaison • Risk analysis and management • Cyber insurance

Director People and Culture	HR and Communication liaison for Council Representatives	<ul style="list-style-type: none"> • Council Representative impact assessment • Council Representative impact welfare management • Internal communications • Potential Code of Conduct or HR related issues arising from the Data Breach • Internal communications plan
Manager Risk and Compliance	Business continuity advisor Cyber security Insurance Liaison	<ul style="list-style-type: none"> • Risk analysis and management • Cyber insurance
Independent Advisor (medium - high risk only)	As required based on severity	<ul style="list-style-type: none"> • Providing appropriate advice and assistance if required.

8.5 Additional expertise

Depending on the severity and nature of the incident, Council, as approved by the General Manager (or delegate) and DBRT (if activated), may engage third parties for additional support or expertise such as legal advice, technical or cyber security service providers.

Other Council Representatives may also be asked to join the DBRT depending of the nature of the Data Breach, at the absolute discretion of the General Manager (or delegate).

9. RELATED POLICIES/PROCEDURES

- Privacy Management Plan
- Cyber Security Policy
- IT Usage and Surveillance Policy
- Cyber Security Incident Response Plan
- Business Continuity Plan.
- IT Disaster Recovery Plan

10. POLICY AUTHORITY

Council.

11. GETTING HELP

For further information regarding this Policy please contact Manager Digital and Customer Information.

12. REVIEW

This Policy to be reviewed annually.

13.ADOPTED BY COUNCIL/EXECUTIVE:

DATE:
RESOLUTION NO:

14.VERSION CONTROL TABLE

DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR
23 October 2023	1.0	222/23	New Policy	Jade Reed, Manager Digital and Customer Information

24 February 2025	1.1	028/25	Annual review and minor amendments	Jade Reed, Manager Digital and Customer Information
12 March 2026	1.2		Annual review and minor amendments	Jade Reed, Manager Digital and Customer Information

ITEM NO	: 4.4
SUBJECT	: INVESTMENTS REPORT AS AT 28 FEBRUARY 2026
STRATEGIC OUTCOME	: RESOURCES ARE MANAGED EFFICIENTLY TO ENSURE THAT PROGRAMS, SERVICES AND COLLABORATIVE PROJECTS HAVE THE NECESSARY SUPPORT AND FUNDING TO SUCCEED
ACTION	: PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG-TERM FINANCIAL PLAN
REPORTING OFFICER	: CHRISTIAN MENDAY

Ref:820335

PURPOSE

The purpose of this report is to detail Council's investment holdings for the months and performance for the month of February 2026.

RECOMMENDATION

1. That the report on Investments held at 28 February 2026, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, be received and noted.

BACKGROUND

Clause 212 of the Local Government (General) Regulation 2021, states that the Responsible Accounting Officer must provide Council with a monthly report detailing all funds invested under Section 625 of the Local Government Act 1993. This report must include certification that the investments have been made in accordance with:

- the Act and the Regulations made thereunder,
- the revised Investment Order issued by the Minister for Local Government, and
- Council's Financial Investment Policy.

REPORT**Total Cash and Investment Balances**

Total cash and investment balances at 28 February 2026 are \$18,402,900. Most of this balance is held in reserves to be spent on nominated projects and activities.

Reserves fall into one of two categories:

- external restrictions (Council is obliged by legislation, or contract, to spend the funds on certain projects and activities); and
- internal allocations (Council has resolved to spend the funds on certain projects and activities).

The following table details the reserves held. Council had an unrestricted cash balance of \$0.71 million.

	Actual as at 31 January 2026	Actual as at 28 February 2026
Developer contributions - S7.12	\$3,147,986.69	\$3,199,548.13
Other developer contribution	\$138,000.61	\$138,000.61
Specific purpose unexpended grants	\$705,068.33	\$488,102.01
Domestic waste management	\$1,618,645.33	\$1,618,645.33
Other special levies	\$1,492,177.58	\$1,480,482.87
Total External Restrictions	\$7,101,878.53	\$6,924,778.95
Internal Restrictions		
Plant and vehicle replacement	\$332,908.10	\$332,908.10
Employee leave entitlements	\$720,485.91	\$720,485.91
Deposits, retentions and bonds	\$3,837,591.38	\$3,804,763.98
Construction of building	\$169,130.00	\$169,130.00
Office equipment & furniture	\$237,714.43	\$212,865.43
Elections	\$104,877.73	\$104,877.73
Insurance reserve	\$137,859.78	\$137,859.78
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	\$57,639.17	\$57,639.17
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	\$0.00	\$0.00
Contributions for Hillman Orchard Restoration Project	\$14,782.14	\$14,782.14
Total Internal Restrictions	\$10,823,676.52	\$10,766,000.12
Total Restrictions	\$17,925,555.05	\$17,690,779.07
Unrestricted Cash	\$376,344.95	\$712,120.93
Total Cash and Investments	\$18,301,900.00	\$18,402,900.00

Investment Portfolio

Under 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 4.63%pa (0.35% actual) versus the bank bill index benchmark return of 3.76%pa (0.28% actual). For the past 12 months, Council's investment portfolio has returned 4.57% versus the benchmark's 3.83%.

The NSW TCorp Medium Term Growth Fund, up 0.66% (actual), had a good month, reflective of the solid results in global share markets, led by a resurgence of non-tech sectors such as resources and financials, both up 9% domestically.

The non-managed fund portion of the portfolio accrued \$55,075 in interest. The performance comparison table from page 6 of the reports is shown below:

Table 1

Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Feb 2026	4.63%	3.76%	0.87%
Last 3 months	4.31%	3.70%	0.61%
Last 6 months	4.41%	3.65%	0.76%
Financial Year to Date	4.49%	3.67%	0.82%
Last 12 months	4.57%	3.83%	0.74%

Table 2 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.

Table 2 Interest on Investment Income Compared to Budget to 28 February 2026						
Year	Original Annual Budget (\$)	Revised Annual Budget (4)	YTD Budget (\$)	YTD Interest (\$)	YTD FV (\$)	YTD Earning Variance
2025/26	891,594	891,594	520,097	417,129	114,581.48	62,686
2024/25 (full year)	853,200	853,200		826,996	171,812	145,608
2023/24 (full year)	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 interest yields. Floating Rate Notes are also permissible within Investment Policy's portfolio, institution and credit rating parameters.

Attachment 1 – Council continues to seek independent advice for investments from Prudential Investment Services Corp. Prudential's Investment Summary Report for February 2026 is attached. The portfolio is actively managed on this advice to ensure that returns are maximised, considering diversification, cash flow requirements and risk. The attachments contain a complete analysis of the performance. The attachment also provides details of the value of accrued interest earnings for each investment holding.

The advisor makes recommendations regarding the ideal terms to maximise returns. Council's scope to act on this advice is limited by the cash flow requirements of its capital works program. Council will generally seek longer terms once it has satisfied the short to medium term requirements of the capital works program. The cash at bank figure is affected by receipt of rates due on 28 February.

Table 3 - Summary of Council's Investments as at 28 February 2026

Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earned at maturity
Floating Rate Notes							
CBA	Floating Rate Note	AA-	\$ 500,000	13/01/2023	13/01/2028	4.73%	

Managed Funds							
Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earned at maturity
TCorp	Medium Term	NR	\$ 1,804,197	2/06/2021			
TCorp	Medium Term	NR	\$ 598,037	9/08/2021			
Term Deposits							
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
BOQ	Term Deposit	A-	\$ 1,000,000	25/11/2025	23/06/2026	4.35%	\$ 25,027.40
BOQ	Term Deposit	A-	\$ 1,000,000	27/11/2025	27/07/2026	4.35%	\$ 28,841.10
NAB	Term Deposit	AA-	\$ 1,200,000	27/05/2025	9/03/2026	4.22%	\$ 33,066.30
AMP	Term Deposit	BBB+	\$ 500,000	11/06/2025	20/03/2026	4.15%	\$ 16,031.51
Westpac	Term Deposit	AA-	\$ 1,000,000	28/08/2025	6/04/2026	4.13%	\$ 25,006.30
Westpac	Term Deposit	AA-	\$ 1,000,000	28/08/2025	10/06/2026	4.11%	\$ 32,204.38
Westpac	Term Deposit	AA-	\$ 500,000	29/08/2025	29/06/2026	4.12%	\$ 17,157.26
Westpac	Term Deposit	AA-	\$ 1,000,000	29/08/2025	2/07/2026	4.12%	\$ 34,653.15
NAB	Term Deposit	AA-	\$ 1,000,000	29/09/2025	1/06/2026	4.25%	\$ 28,527.40
NAB	Term Deposit	AA-	\$ 1,000,000	30/09/2025	13/07/2026	4.24%	\$ 33,223.01
BOQ	Term Deposit	A-	\$ 1,000,000	1/12/2025	4/05/2026	4.30%	\$ 18,142.47
Deposits at Call							
Macquarie	At call	A+	\$ 1,052,915			3.97%	
CBA	Business Online Saver	AA-	\$ 1,021,267			3.85%	
Transaction Account							
CBA	General Fund	AA-	\$ 1,226,485			0.00%	
Total			\$ 18,402,900				

Investment Policy

I certify that the investments detailed 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, relevant ministerial orders and in accordance with Council's Investment Policy.

The following table details compliance with the various parameters set out in the Investment Policy.

Table 4 Portfolio Total by Credit Exposure at 28 February 2026

Credit Rating Group	Face Value (\$)		Policy Max	
AA	11,447,752	62%	100%	✓
A	4,052,915	22%	60%	✓
BBB	500,000	3%	30%	✓
TC	2,402,233	13%	15%	✓
	18,402,900			

Table 5 Portfolio Total by Investment Holdings at 28 February 2026

	Face Value (\$)	Current Value (\$)
Cash	3,300,667	3,300,667
Floating Rate Note	500,000	505,710
Managed Funds	2,402,233	2,402,233
Term Deposit	12,200,000	12,200,000
	18,402,900	18,408,610

Table 6 Portfolio Total by Institutional Exposure at 28 February 2026

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	500,000	3%	5,520,870	30%	5,020,870
Bank of Queensland (A-)	3,000,000	16%	11,041,740	60%	8,041,740
Commonwealth Bank of Australia (AA-)	2,747,752	15%	11,041,740	60%	8,293,988
Macquarie Bank (A+)	1,052,915	6%	11,041,740	60%	9,988,825
National Australia Bank (AA-)	5,200,000	28%	11,041,740	60%	5,841,740
NSW T-Corp (TCm)	2,402,233	13%	2,760,435	15%	358,202
Westpac Group (AA-)	3,500,000	19%	11,041,740	60%	7,541,740
	18,402,900				

Table 7 Portfolio Total by Term to Maturity at 28 February 2026

	Face Value (\$)		Policy Max
Between 0 and 1 years	17,902,900	97%	100% ✓
Between 1 and 3 years	500,000	3%	60% ✓
	18,402,900		

FINANCIAL IMPACT ASSESSMENT

Year-to-date returns on the portfolio are in line with budget.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

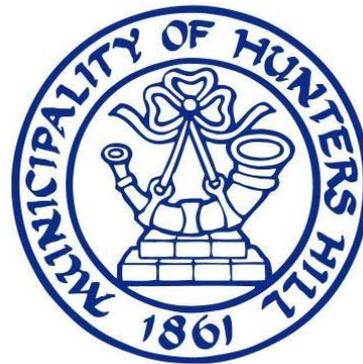
There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter. The portfolio is within the risk management parameters specified by the Investment Policy.

ATTACHMENTS

1. Investment Summary Report for February 2026 [↓](#)



Investment Summary Report
February 2026



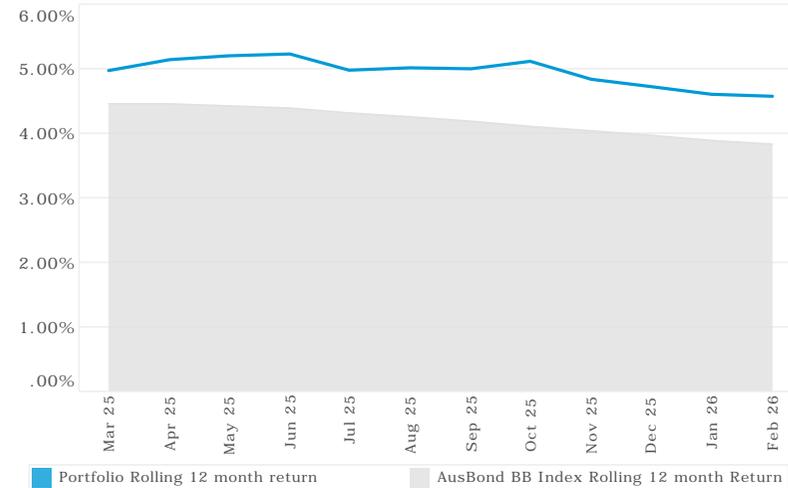
Hunters Hill Council

Executive Summary - February 2026



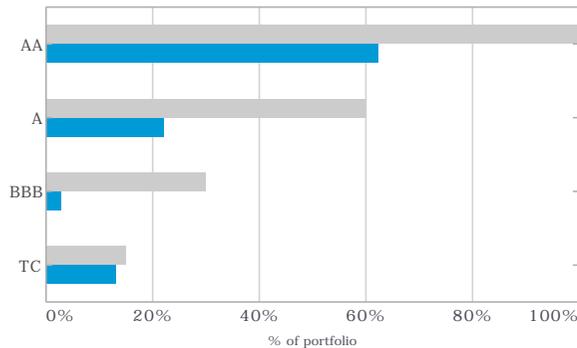
Investment Holdings Investment Performance

	Face Value (\$)	Current Value (\$)
Cash	3,300,667	3,300,667
Floating Rate Note	500,000	505,710
Managed Funds	2,402,233	2,402,233
Term Deposit	12,200,000	12,200,000
	18,402,900	18,408,610

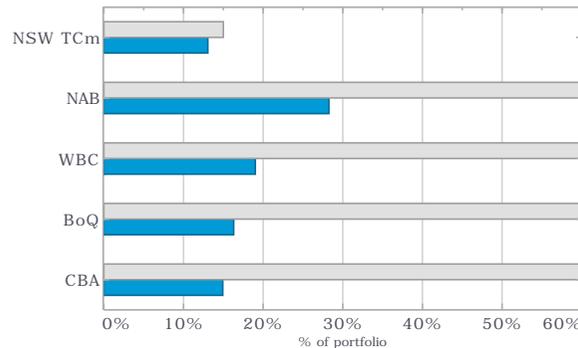


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value (\$)	Policy Max
Between 0 and 1 years	17,902,900	97% 100% a
Between 1 and 3 years	500,000	3% 60% a
	18,402,900	

Portfolio Exposure Investment Policy Limit





Hunters Hill Council Investment Holdings Report - February 2026

Cash Accounts										
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating		Current Value (\$)	Deal No.			Reference
	1,021,266.90	3.85%	Commonwealth Bank of Australia	AA-		1,021,266.90	545055			BOS
	1,052,915.06	3.97%	Macquarie Bank	A+		1,052,915.06	540871			Accelerator
	1,226,484.88	0.00%	Commonwealth Bank of Australia	AA-		1,226,484.88	538227			General
	3,300,666.84	2.46%				3,300,666.84				

Managed Funds										
	Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name	Current Value (\$)	Deal No.			Reference
	2,402,233.48	0.6591%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	2,402,233.48	541469			
	2,402,233.48	0.6591%				2,402,233.48				

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
9-Mar-26	1,200,000.00	4.22%	National Australia Bank	AA-	1,200,000.00	27-May-25	1,238,569.64	546087	38,569.64	At Maturity	
10-Mar-26	1,000,000.00	4.65%	National Australia Bank	AA-	1,000,000.00	11-Mar-25	1,045,226.03	545897	45,226.03	At Maturity	
17-Mar-26	1,000,000.00	4.63%	National Australia Bank	AA-	1,000,000.00	18-Mar-25	1,044,143.56	545938	44,143.56	At Maturity	
20-Mar-26	500,000.00	4.15%	AMP Bank	BBB+	500,000.00	11-Jun-25	514,951.37	546154	14,951.37	At Maturity	
6-Apr-26	1,000,000.00	4.13%	Westpac Group	AA-	1,000,000.00	28-Aug-25	1,020,932.88	546386	20,932.88	At Maturity	
4-May-26	1,000,000.00	4.30%	Bank of Queensland	A-	1,000,000.00	1-Dec-25	1,010,602.74	546903	10,602.74	At Maturity	
1-Jun-26	1,000,000.00	4.25%	National Australia Bank	AA-	1,000,000.00	29-Sep-25	1,017,815.07	546612	17,815.07	At Maturity	
10-Jun-26	1,000,000.00	4.11%	Westpac Group	AA-	1,000,000.00	28-Aug-25	1,020,831.51	546387	20,831.51	At Maturity	
23-Jun-26	1,000,000.00	4.35%	Bank of Queensland	A-	1,000,000.00	25-Nov-25	1,011,441.10	546875	11,441.10	At Maturity	
29-Jun-26	500,000.00	4.12%	Westpac Group	AA-	500,000.00	29-Aug-25	510,384.66	546393	10,384.66	At Maturity	
2-Jul-26	1,000,000.00	4.12%	Westpac Group	AA-	1,000,000.00	29-Aug-25	1,020,769.32	546392	20,769.32	At Maturity	
13-Jul-26	1,000,000.00	4.24%	National Australia Bank	AA-	1,000,000.00	30-Sep-25	1,017,656.99	546615	17,656.99	At Maturity	
27-Jul-26	1,000,000.00	4.35%	Bank of Queensland	A-	1,000,000.00	27-Nov-25	1,011,202.74	546882	11,202.74	At Maturity	
	12,200,000.00	4.29%			12,200,000.00		12,484,527.61		284,527.61		



Hunters Hill Council
Investment Holdings Report - February 2026



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	4.8915%	CBA Snr FRN (Jan28) BBSW+ 1.15%	AA-	500,000.00	13-Jan-23	508,859.32	543689	3,149.32	13-Apr-26	
	500,000.00	4.8915%			500,000.00		508,859.32		3,149.32		

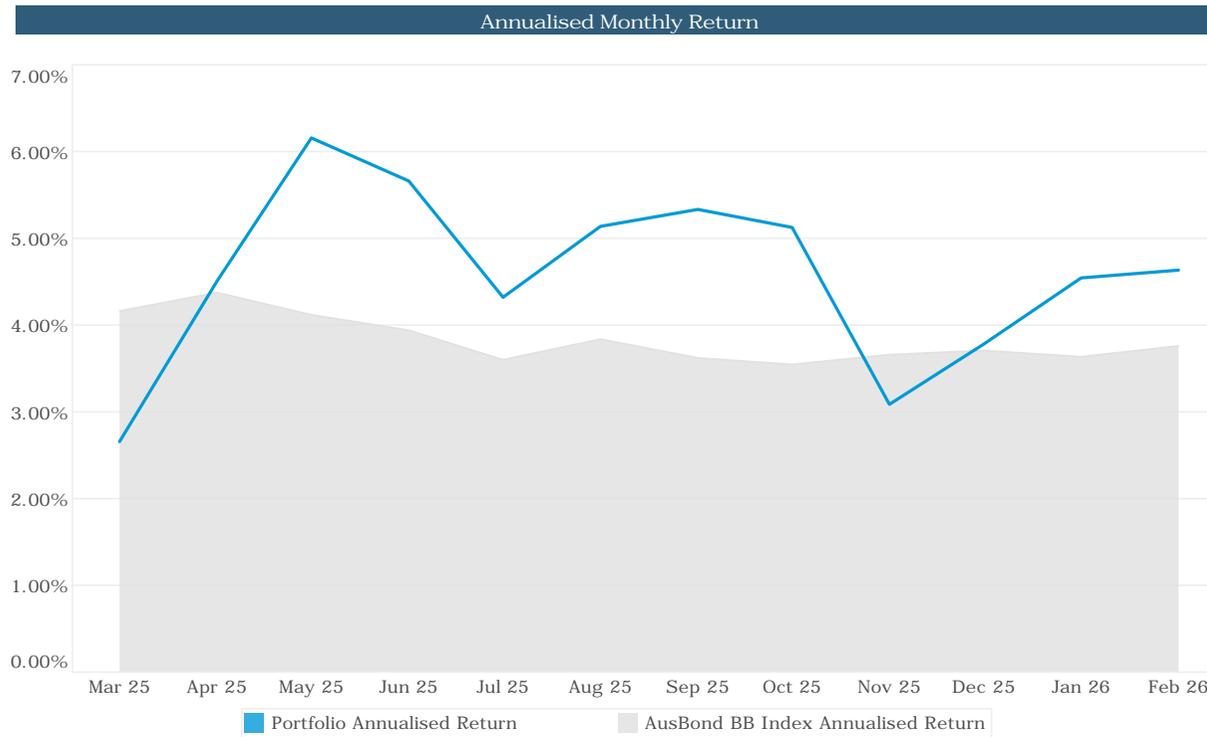




Hunters Hill Council Accrued Interest Report - February 2026

Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	538227					3.12	0	3.25	0.00%
Commonwealth Bank of Australia	545055					163.16	0	1,739.77	3.85%
Macquarie Bank	540871					3,198.00	0	3,198.00	3.97%
						3,364.28		4,941.02	2.57%
Floating Rate Note									
CBA Snr FRN (Jan28) BBSW+ 1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	0.00	28	1,876.19	4.89%
						0.00		1,876.19	4.89%
Term Deposits									
AMP Bank	546329		555,008.31	12-Aug-25	10-Feb-26	11,761.61	9	581.61	4.25%
Westpac Group	546385		500,000.00	28-Aug-25	23-Feb-26	10,176.03	22	1,250.69	4.15%
National Australia Bank	546087		1,200,000.00	27-May-25	9-Mar-26	0.00	28	3,884.71	4.22%
National Australia Bank	545897		1,000,000.00	11-Mar-25	10-Mar-26	0.00	28	3,567.13	4.65%
National Australia Bank	545938		1,000,000.00	18-Mar-25	17-Mar-26	0.00	28	3,551.78	4.63%
AMP Bank	546154		500,000.00	11-Jun-25	20-Mar-26	0.00	28	1,591.78	4.15%
Westpac Group	546386		1,000,000.00	28-Aug-25	6-Apr-26	0.00	28	3,168.22	4.13%
Bank of Queensland	546903		1,000,000.00	1-Dec-25	4-May-26	0.00	28	3,298.63	4.30%
National Australia Bank	546612		1,000,000.00	29-Sep-25	1-Jun-26	0.00	28	3,260.28	4.25%
Westpac Group	546387		1,000,000.00	28-Aug-25	10-Jun-26	0.00	28	3,152.88	4.11%
Bank of Queensland	546875		1,000,000.00	25-Nov-25	23-Jun-26	0.00	28	3,336.99	4.35%
Westpac Group	546393		500,000.00	29-Aug-25	29-Jun-26	0.00	28	1,580.28	4.12%
Westpac Group	546392		1,000,000.00	29-Aug-25	2-Jul-26	0.00	28	3,160.55	4.12%
National Australia Bank	546615		1,000,000.00	30-Sep-25	13-Jul-26	0.00	28	3,252.61	4.24%
Bank of Queensland	546882		1,000,000.00	27-Nov-25	27-Jul-26	0.00	28	3,336.99	4.35%
						21,937.64		41,975.13	4.28%
Grand Totals						25,301.92		48,792.34	4.03%

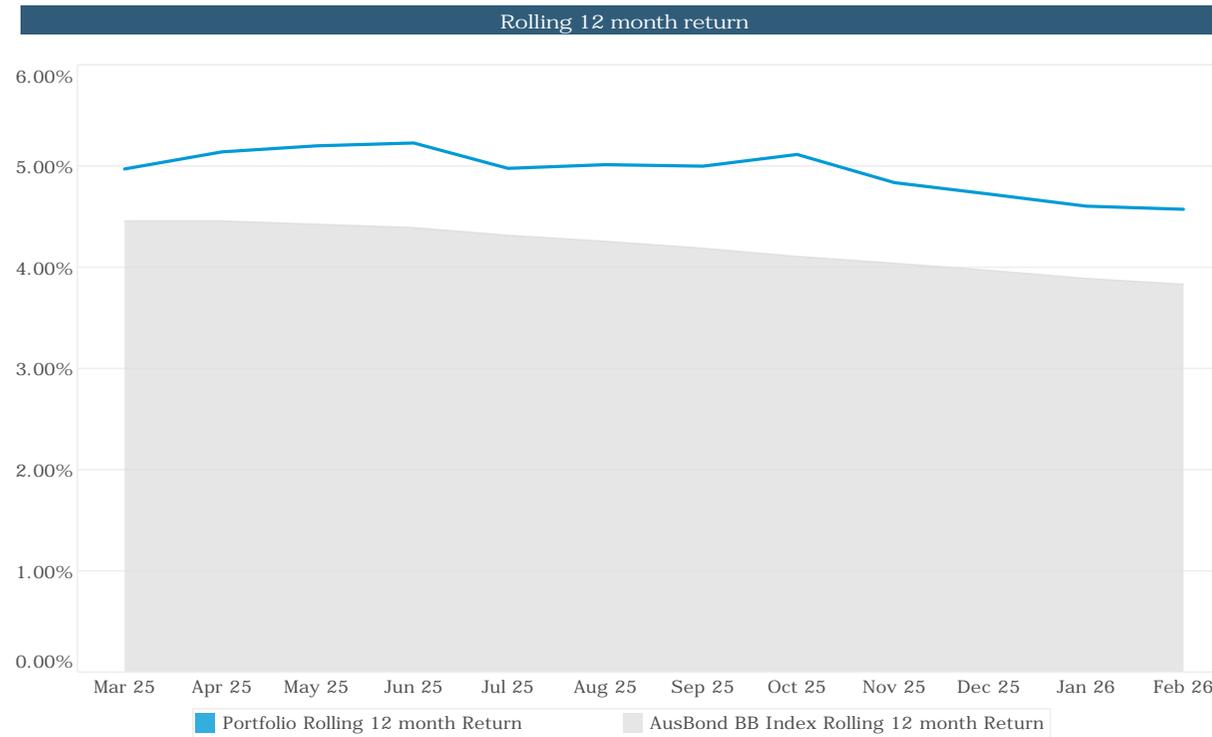
Hunters Hill Council
Investment Performance Report - February 2026



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Feb 2026	4.63%	3.76%	0.87%
Last 3 months	4.31%	3.70%	0.61%
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Financial Year to Date	4.49%	3.67%	0.82%
Last 12 months	4.57%	3.83%	0.74%



Hunters Hill Council
Investment Performance Report - February 2026



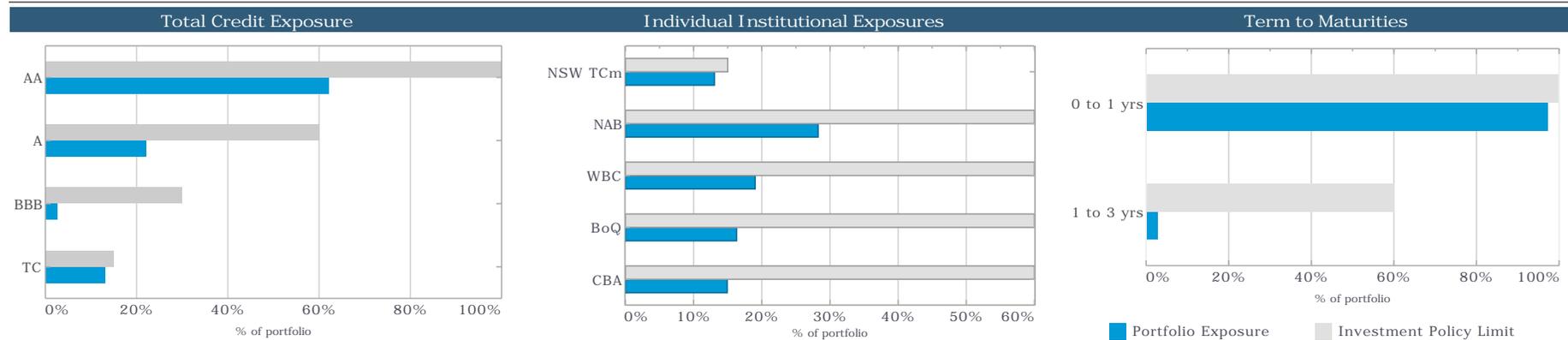
Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Feb 2026	0.35%	0.28%	0.07%
Last 3 months	1.05%	0.90%	0.15%
Last 6 months	2.16%	1.80%	0.36%
Financial Year to Date	2.97%	2.43%	0.54%
Last 12 months	4.57%	3.83%	0.74%





Hunters Hill Council

Investment Policy Compliance Report - February 2026



Credit Rating Group	Face Value (\$)	Policy Max
AA	11,447,752	62%
A	4,052,915	22%
BBB	500,000	3%
TC	2,402,233	13%
	18,402,900	

Institution	% of portfolio	Investment Policy Limit
NSW T-Corp (TCm)	13%	15%
National Australia Bank (AA-)	28%	60%
Westpac Group (AA-)	19%	60%
Bank of Queensland (A-)	16%	60%
Commonwealth Bank of Australia (AA-)	15%	60%
Macquarie Bank (A+)	6%	60%
AMP Bank (BBB+)	3%	30%

Term	Face Value (\$)	Policy Max
Between 0 and 1 years	17,902,900	97%
Between 1 and 3 years	500,000	3%
	18,402,900	

a = compliant
r = non-compliant





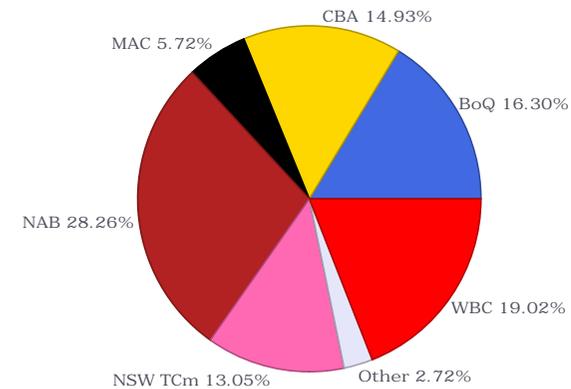
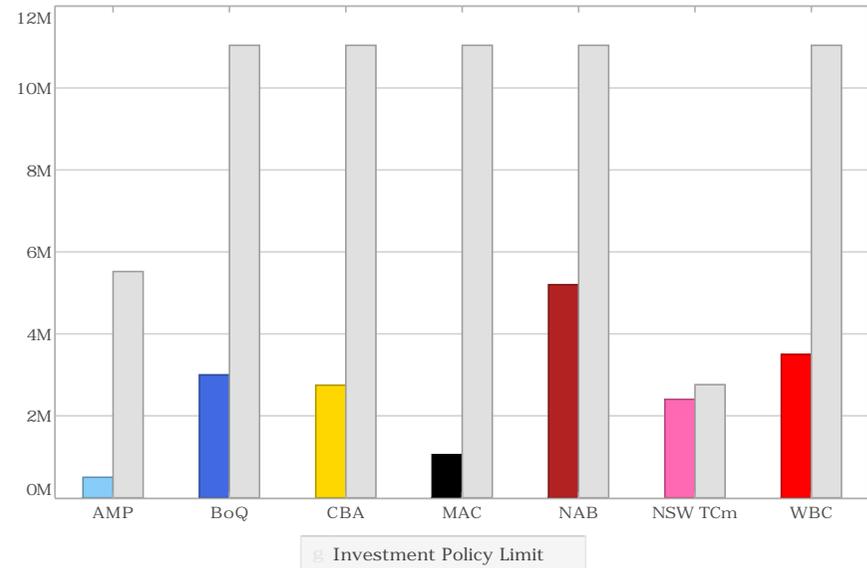
Hunters Hill Council

Individual Institutional Exposures Report - February 2026

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	500,000	3%	5,520,870	30%	5,020,870
Bank of Queensland (A-)	3,000,000	16%	11,041,740	60%	8,041,740
Commonwealth Bank of Australia (AA-)	2,747,752	15%	11,041,740	60%	8,293,988
Macquarie Bank (A+)	1,052,915	6%	11,041,740	60%	9,988,825
National Australia Bank (AA-)	5,200,000	28%	11,041,740	60%	5,841,740
NSW T-Corp (TCm)	2,402,233	13%	2,760,435	15%	358,202
Westpac Group (AA-)	3,500,000	19%	11,041,740	60%	7,541,740
	18,402,900				

Individual Institutional Exposure Charts





Hunters Hill Council Cashflows Report - February 2026

Actual Cashflows for February 2026						
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount	
10-Feb-26	546329	AMP Bank	Term Deposit	Maturity: Face Value	555,008.31	
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	11,761.61	
					<u>Deal Total</u>	<u>566,769.92</u>
					Day Total	566,769.92
23-Feb-26	546385	Westpac Group	Term Deposit	Maturity: Face Value	500,000.00	
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	10,176.03	
					<u>Deal Total</u>	<u>510,176.03</u>
					Day Total	510,176.03
					<u>Total for Month</u>	<u>1,076,945.95</u>

Forecast Cashflows for March 2026						
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount	
9-Mar-26	546087	National Australia Bank	Term Deposit	Maturity: Face Value	1,200,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	39,679.56	
					<u>Deal Total</u>	<u>1,239,679.56</u>
					Day Total	1,239,679.56
10-Mar-26	545897	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	46,372.60	
					<u>Deal Total</u>	<u>1,046,372.60</u>
					Day Total	1,046,372.60
17-Mar-26	545938	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	46,173.15	
					<u>Deal Total</u>	<u>1,046,173.15</u>
					Day Total	1,046,173.15
20-Mar-26	546154	AMP Bank	Term Deposit	Maturity: Face Value	500,000.00	
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	16,031.51	



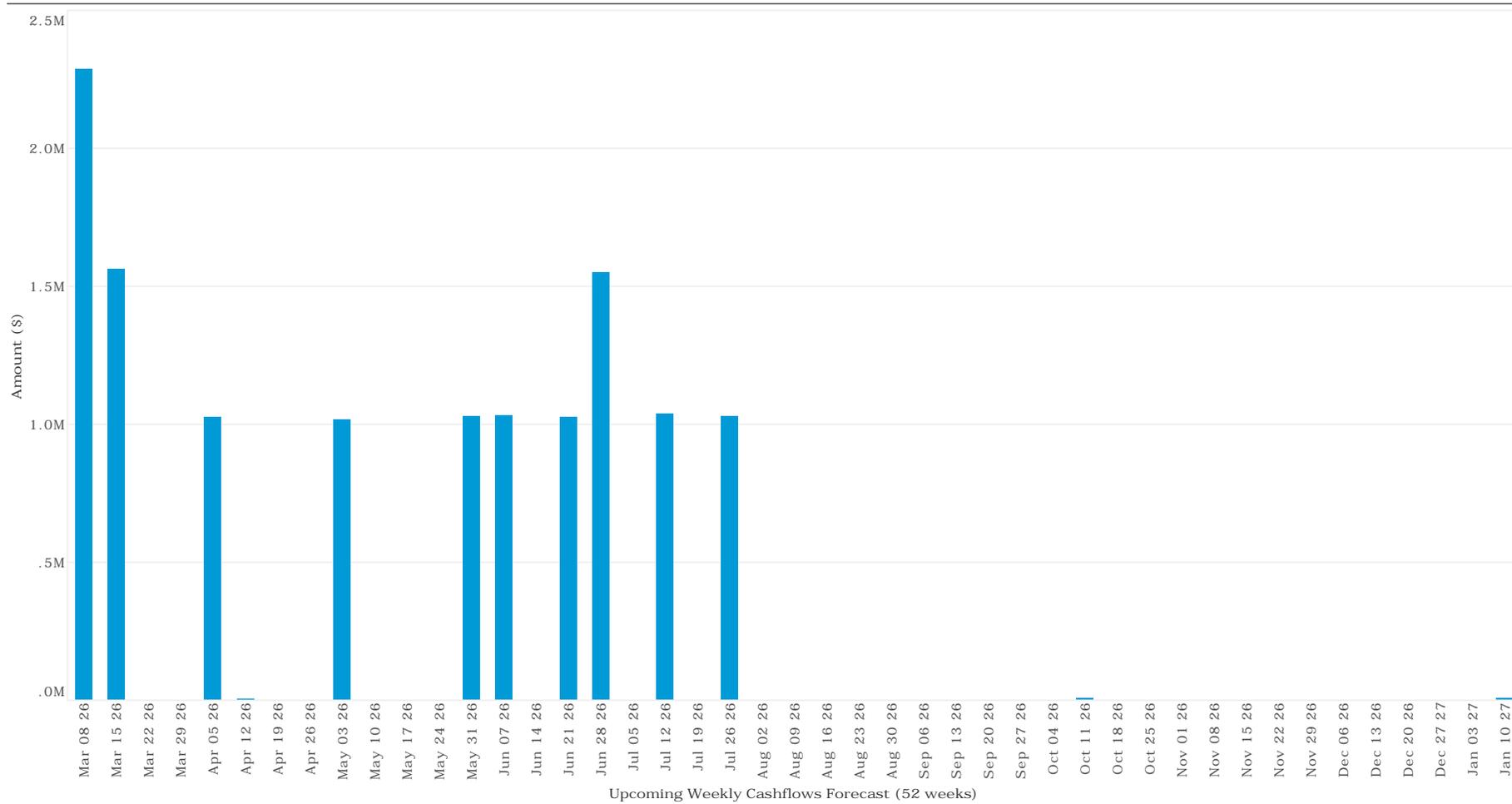
Hunters Hill Council
Cashflows Report - February 2026



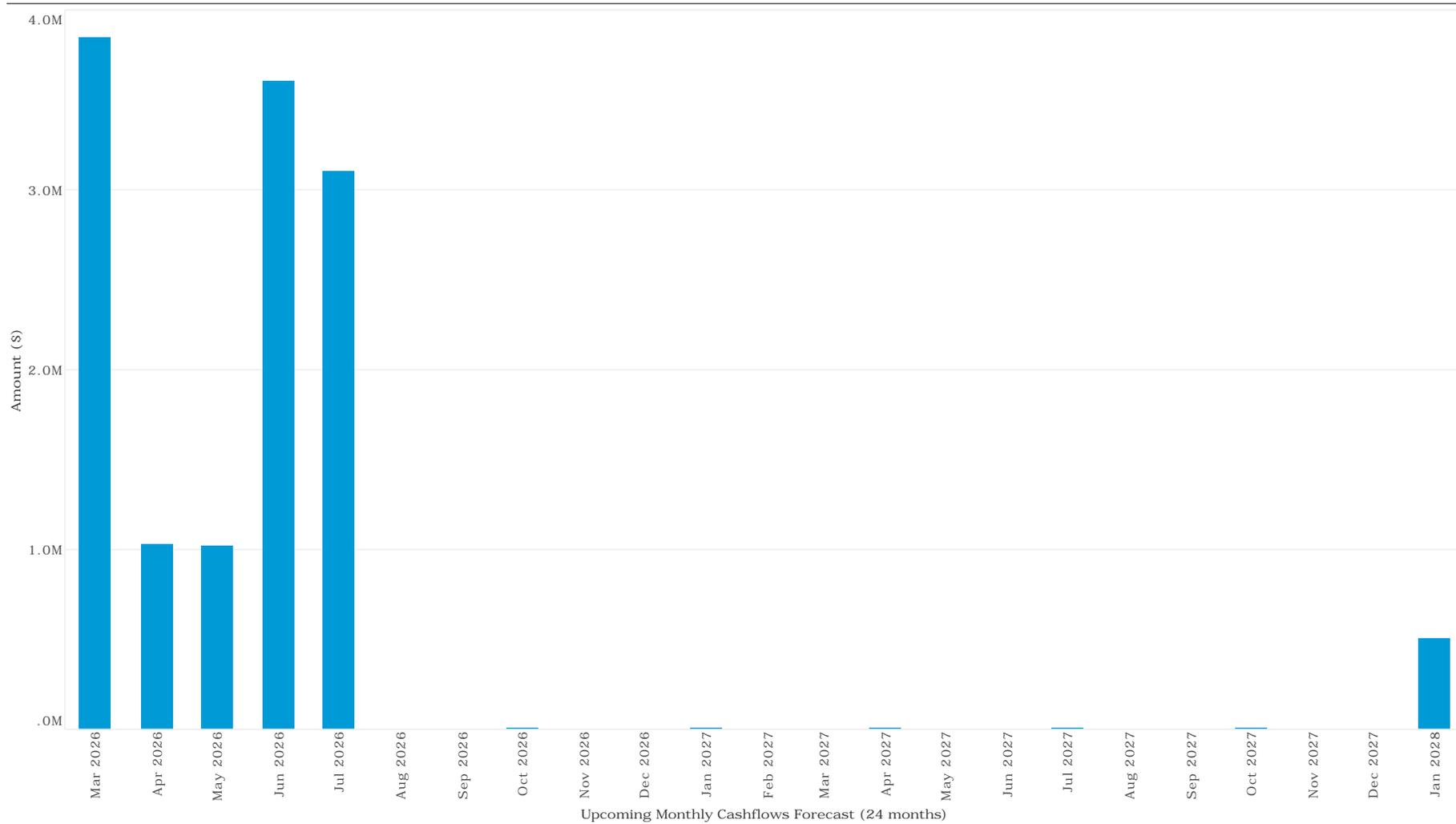
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				<u>Deal Total</u>	<u>516,031.51</u>
				Day Total	516,031.51
				<u>Total for Month</u>	<u>3,848,256.82</u>



Hunters Hill Council Cashflows Report - February 2026



Hunters Hill Council Cashflows Report - February 2026



ITEM NO	: 4.5
SUBJECT	: REQUEST FOR FEE WAIVER - HUNTERS HILL QUILTERS' SHOW 2026
STRATEGIC OUTCOME	: COMMUNITY, CULTURAL EVENTS AND ACTIVITIES ARE COORDINATED AND DELIVERED INCLUSIVELY
ACTION	: COORDINATE AND DELIVER COMMUNITY, CULTURAL EVENTS AND ACTIVITIES
REPORTING OFFICER	: SHERY DEMIAN

Ref:819913

PURPOSE

For Council to consider a request for sponsorship of the Hunters Hill Quilters' 2026 Show through a fee waiver for the hire of Town Hall for the event from 1 to 4 of August 2024.

RECOMMENDATION

1. That Council supports the Hunters Hill Quilters' 2026 Show by waiving the hire fees for the Town Hall from 13 to 16 August 2026 in the amount of \$4756.95.
2. That the Hunters Hill Quilters be required to pay a fee to cover the cost of cleaning Town Hall following the event in the amount of \$250.
3. That any after-hours call outs to Council Officers during the event will be charged at \$160 per hour (minimum one hour, followed by 15-minute increments) as per Council's 2025-26 Fees and Charges.
4. That the Hunters Hill Quilters be required to acknowledge Council's sponsorship in presenting the 2026 Show.

BACKGROUND

The Hunters Hill Quilters' 2026 Show is to be held in the Hunters Hill Town Hall from 14 to 16 August 2026. They will be bumping in at the Town Hall on 13 August.

REPORT

The Hunters Hill Quilters have made a request in writing for Council to sponsor the 2026 Show by waiving the hiring fees for the Town Hall.

See Attachment 1 for a copy of the letter.

The practice of the quilters is to make a significant donation from the proceeds of the show to charity. The chosen charity for 2026 is the Women and Girls Emergency Centre (Wagec) - <https://wagec.org.au>

The show coordinator states in the letter requesting sponsorship for 2026 that:

"This will be our 21st Biennial Show. Our Shows have always been held at Hunters hill Town Hall. We have been extremely grateful that Hunters hill Council has sponsored the event."

Council has traditionally supported the quilt show by the waiving of the Town Hall hiring fees. The total hiring fee for the duration of the quilt show, including set-up, would be \$4756.95

The recommendation in this report to charge a cleaning fee is intended to prevent a direct cost to Council, notwithstanding the loss of potential income should Council resolve to grant a fee waiver.

Due to customer feedback, the use of the Council foyer will not be available during customer service hours with the exception of a ticketing desk.

CONCLUSION

Council has traditionally supported the quilt show through a fee waiver for use of Town Hall. It is a matter for Council whether it wishes to do so in 2026.

FINANCIAL IMPACT ASSESSMENT

The cost to hire the Town Hall for this event is \$4756.95. The direct impact on Council's budget would be a loss of \$4756.95 income from the hire of the Town Hall.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. Hunters Hill Quilters Show 2026 [↓](#)

Hunters Hill Quilters

Information For Council

1. Hunters Hill Quilt Show Dates: Friday 14 August to Sunday 16 August, 2026. Setup Thursday, 13 August.
2. Hunters Hill Town Hall has been booked for these dates. We are aware that we need to share the foyer with Council Staff.
3. Over 1000 people visit our show and the local community look forward to the exhibition.
4. Visitors travel from NSW, ACT and many Quilt Groups are represented.
5. We promote our Show through Social media:
 - Hunters Hill Quilters Blog <https://huntershillquilters.org/>
 - Facebook <https://www.facebook.com/huntershillquiltersnsw/>
 - Instagram @huntershillquiltersnsw
 - We have direct communication with Quilt Groups, Quilting and Patchwork Shops within the Sydney area, and through The Quilt NSW Guild <https://quiltnsw.com>
 - Articles in local papers.

The Community Outcome:

Since its inception in 1982, Hunters Hill Quilters has grown, meeting each Thursday at Fairland Hall, Church Street, Hunters Hill. This membership includes many 'life' members who have patronised the group for 25 continuous years or more.

Patchwork and Quilting has a long history with many styles and traditions. Hunters Hill Quilters cater for the full gamut. They faithfully uphold the traditions and encourage excellence in workmanship, but also foster more experimental methods by pushing the 'quilting' boundaries.

The Hunters Hill Quilters aim to enhance and further develop the craft of Patchwork and Quilting, while using their skills to support the local community. Over their 44 years of stitching the group has contributed more than 2000 quilts to local community projects and more than \$250,00 to various charities.

Our recent 'comfort' quilts have gone to bear Cottage, Hornsby and Kur-ing-Gai Women's Shelter, Rize Up and other Women's Shelters. We have also donated many baby quilts to Westmead Childres's Hospital and Little Wonders at RPA.

Here is a list of our Quilt Show Donations since 2004:

2004 Familial Cancer Service at Westmead \$19,000

2006 Cure Cancer Foundation \$16,000

2008 Red Kite \$13,000

2010 Giant Steps Sydney \$21,500

2012 Giants Steps Sydney \$20,000

2014 Giant Steps Sydney \$20,000

2016 The Brain and Mind Centre: Assoc Professor Elizabeth Scott research in Youth Mental Health \$20,000

2018 Days for Girls \$9,000

and 2022 Hornsby and Kur-ing-Gai Women's Shelter \$9,000

2024 RizeUp Australia \$20,000.

This will be our 21st Biennial Show.

Proceeds from the show will be donated to our chosen charity, Wagec.

<https://wagec.org.au>

Our Shows have always been held at Hunters hill Town Hall.

We have been extremely grateful that Hunters hill Council has sponsored the event.

ITEM NO	: 4.6
SUBJECT	: MINUTES OF CLARKE'S POINT RESERVE COMMUNITY ADVISORY GROUP (CAG)
STRATEGIC OUTCOME	: COUNCIL, COMMUNITY MEMBERS AND LOCAL BUSINESSES COMMUNICATE CLEARLY AND OPENLY ABOUT POLICIES, DECISIONS AND PROJECTS
ACTION	: DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	: ANNIE GOODMAN

Ref:820451

PURPOSE

To provide Council with the Minutes of the Clarke's Point Reserve and Morts Reserve Plan of Management Community Advisory Group (CAG) Meeting.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

The role of the CAG is to shape future management by providing input into how Clarke's Point Reserve and Morts Reserve will be managed, balancing open space and recreation needs with heritage and ecological conservation. The CAG will ensure decisions are community-informed, transparent, and sustainable by representing diverse stakeholder perspectives. The key functions of the CAG are:

- Provide feedback by reviewing and commenting on draft strategies, landscape concepts, and management priorities.
- Identifying priorities by helping to determine the vision for the reserve, identify key values, and highlight any data gaps.
- Providing engagement support by suggesting strategies for community engagement and transparency and assist in promoting participation.
- Collaborating on studies by reviewing findings from technical studies (e.g., flora and fauna, traffic) and advise on implications.
- Encouraging ownership by supporting broad community ownership of the Plan of Management and its outcomes.

REPORT

Published minutes allow stakeholders and residents to stay informed about progress, priorities, and actions, reducing ambiguity and fostering engagement.

CONCLUSION

Feedback received from the Community Advisory Group (CAG) and the broader community will be used for consideration within the updated Plan of Management (PoM). This ensures that community perspectives are reflected in the final document and informs Council's decision-making process. By incorporating this feedback, the PoM will align with local priorities, enhance transparency, and strengthen Council's commitment to collaborative governance.

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. Minutes of CAG Meeting 18 February 2026 [↓](#)



ITEM : MINUTES

SUBJECT : CLARKE'S POINT RESERVE & MORTS RESERVE PLAN OF MANAGEMENT (PoM) COMMUNITY ADVISORY COMMITTEE (CAG)

DATE/TIME : WEDNESDAY 18 FEBRUARY 2026 AT 6.00PM

LOCATION : HUNTER'S HILL COUNCIL CHAMBER
22 ALEXANDRA STREET HUNTERS HILL

CHAIRPERSON : COUNCILLOR TATYANA VIRGARA

PURPOSE : The CAG will play a critical role in shaping how Clarke's Point Reserve and Morts Reserve are managed for the future - balancing open space and recreation needs with heritage and ecological conservation. The CAG will ensure that decisions are community-informed, transparent, and sustainable.

1. PRESENT

Cr Virgara	Councillor
Nick Tobin	General Manager
Annie Goodman	Director, Community & Customer Service
Jeff Ellis	Council's Property Advisor
Richard White	Community Member
Nicholas Yap	Community Member
Jason Chai	Hunters Hill Sailing Club
Daniel Sealy	Director, Planning - Sydney Harbour Trust

2. APOLOGIES

Kerrie Dedes	Deckhouse
David Kellet	Woolwich Dock

3. BUSINESS ARISING

3.1 Tabling of Documents

The following documents were tabled at the meeting:

- Timeline of process up to PoM adoption.
- Summary of community engagement responses.
- Comprehensive community engagement.

3.2 Plan of Management Preparation Timeline

April 2026

Place the draft Clarke's Point Reserve and Morts Reserve PoM on public Exhibition. Sydney Harbour Trust will seek Board approval to place their Management Plan on public exhibition.

May 2026

Hold Community Information Session to explain key concepts and receive any additional feedback.

June 2026

Provide Council with updated feedback and seek PoM adoption.

Richard White outlined his concerns regarding lack of alignment between the Harbour Trust's Management Plan and the Clarke's Point Reserve Plan of Management, in addition to identified actions in the current documents remaining unaddressed.

The Harbour Trust and Council have worked collaboratively with the expectation that the Management Plan and Plan of Management documents will be aligned. Studies undertaken to date, such as the Traffic and Parking Study and the Flora and Fauna Strategy, apply across both sites, and there may be scope for a comprehensive site map incorporating all land parcels. The Harbour Trust and Council will continue discussions regarding alignment and the potential development of a comprehensive site map across Harbour Trust and Council land.

Jason Chai outlined some of the key needs that the Sailing club would like addressed in the updated PoM:

- Installation of solar panels on the Sailing Club building.
- Extending the Sailing Club balcony.
- Boat storage improvements.
- Replacing the temporary fencing.
- Installing onsite storage.
- Boat ramp replacement and a waterfront walkway.

Council and the Harbour Trust clarified land use boundaries east and west of the Sailing Club, which will not permit the extension of the Sailing Club balcony. Council will continue to work with the Sailing Club to address needs and clarify any issues as they arise.

3.3 Community Engagement

A summary of community feedback received to date was tabled and included:

- Key values; natural character, passive recreation, heritage and history and a sense of openness and tranquillity.
- Rubbish, fishing impacts and safety; discarded fishhooks and a call for fishhook and line disposal bins.
- Paths, access and mobility; improved pathways for wheelchairs, mobility aids and strollers. Create where possible continuous connections around both Harbour Trust and Council land.
- Protecting the natural landscape; the area includes several small bird species and wildflowers.
- Onsite facilities; support for more bins, structured seating, possibility of a playground either on Harbour Trust or Council land and outdoor gym equipment. Additionally, open air events including markets and a cinema experience could be accommodated.
- Parking and visitor management; free parking available to residents, joint Harbour Trust and Council signage and wayfinding.
- Heritage and strategic submissions; Hunters Hill Trust provided a comprehensive focus on the heritage and cultural significance of the site, and the Hunters Hill Sailing Club provided an outline of the need to seek long term certainty and clarification of their licence.

It was also noted that Council needs to ensure ongoing maintenance of the reserve, including footpaths and pathways, management of tree roots, and the overall presentation and amenity of the reserve.

A draft Clarke's Point Reserve Plan of Management will be issued to CAG members within the next month for review and comment.

NEXT MEETING

Wednesday 25 March 2026 at 6pm in Council's Chamber.

ITEM NO	: 4.7
SUBJECT	: MINUTES OF THE CONSERVATION ADVISORY PANEL MEETING HELD 18 FEBRUARY 2026
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: SARAH VALENTINE

Ref:820343

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Conservation Advisory Panel held 18 February 2026.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

The *Hunters Hill Local Environmental Plan 2012* recognises over 70 percent of the Municipality as heritage conservation area and lists over 500 items of local heritage significance in its 5.7 square kilometres.

A succession of events led to the formation of the Hunters Hill Advisory Committee in 1972 to advise the Council on “townscape” matters. This Advisory Committee was reconstituted in 1989 as the Conservation Advisory Panel.

REPORT

The minutes of the most recent monthly Conservation Advisory Panel are attached to this report.

CONCLUSION

The minutes of the Conservation Advisory Panel are for receiving and noting.

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. CAP Minutes 18 February 2026 [↓](#)

MINUTES OF CONSERVATION ADVISORY PANEL

held 18 February 2026

COMMENCEMENT

The meeting opened at 4pm.

PANEL MEMBERS IN ATTENDANCE

Mayor Zac Miles	Mayor
Cr Tatyana Virgara	Councillor
Robert Moore	Representative of NSW Institute of Architects

ALSO PRESENT

Nick Tobin	General Manager
Steve Kourepis	Director, Town Planning
Chery Kemp	Heritage Adviser
Sarah Valentine	Town Planning Coordinator

APOLOGIES

Lucy Creagh	Representative of National Trust
Simon Frame	Community Representative

DECLARATIONS OF INTEREST

Councillor Virgara declared an interest in Item 3.1, the interest being in relation to the fact that she resides in Passy Avenue.

GENERAL BUSINESS

Lucy Creagh has stepped down from her role as the National Trust representative. Nick Tobin has contacted the National Trust and requested three nominees to be provided.

CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of Conservation Advisory Panel of previous Meeting held on 17/12/2025 and circulated by email be adopted.

REPORTS

3.1 4PM 1 PASSY AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees Jennifer Hill, Architectural Projects

- This DA is for a pool enclosure only.

MINUTES OF CONSERVATION ADVISORY PANEL

held 18 February 2026

- The plans show a north wing as still existing. This has been approved in a previous DA (in which there has been commencement). This DA dates back to 2006.
- A site visit earlier in the day revealed that the rear garden is overgrown. Council would like to issue an order to clean this up.
- The fact that the two pool buildings are separate has kept the scale smaller which is a positive.
- Clarification on why this has been kept separate would be helpful.
- Jennifer advised that consent has already been given for a pavilion that opens on to an open pool with an acoustic fence.
- The proposal is now to enclose the building which will be beneficial to the neighbour, and allow deletion of the acoustic fence and allow for landscaping screening along the northern boundary.
- Jennifer also advised that they separated the building because they were concerned with bulkiness.
- There was also an opportunity to provide an under cover access to the pool building only (not the pavilion).
- Landscaping opportunity will be increased by the separation of the buildings.
- The setback may be an amenity planning issue. It is likely governed by the size of the pool itself.

RECOMMENDATION

That the Panel advise its comments to the Director, Town Planning for consideration in the assessment of the development application.

3.2 4.30PM 2 WINDEYER AVENUE, GLADESVILLE

PROCEEDINGS IN BRIEF

Attendees Andrew Martin, Town Planner

- Planning concerns are the inclusion of curves and the streetscape appearance.
- Council gives guidance on infill developments of this kind that could be better adhered to. A greater response to the characteristics of the area is encouraged.
- Concerned with the parapet enclosure in the roof. Remove the parapets at the rear and provide eaves overhangs to the gables at the front.
- A pitched roof at the back is recommended.
- Glazing to the street is excessive.
- There are no other front fences in the street, only hedging. Not sure why fencing has been introduced.
- The colours and materials are predominantly white which is not supported. Natural brick and timbers would be helpful, as would hedging/planting to the front.

MINUTES OF CONSERVATION ADVISORY PANEL

held 18 February 2026

- There is the Harding Memorial Playground at the back and the design treatment of the houses and their fences facing into the park has not been considered.
- There is an argument to be made for flipping the design interest to the playground in the back.

RECOMMENDATION

That the Panel advise its comments to the Director, Town Planning for consideration in the assessment of the development application.

3.3 5PM 7 AUGUSTINE STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees Justin Loe, Studio JLA

- The access point to the terrace is an area for concern.
- On the street elevation, it seems that the roof needs to be complete and form one roof plane. The current form is obtrusive and not in keeping with the streetscape.
- The two missing sections of the roof are quite disruptive and would be quite unusual in the context of the building.
- The asymmetric skillion forms that sit behind are not necessary and unusual in the Hunters Hill context.
- Similar internal spaces could be achieved with pitched or hipped roofs and perhaps the use of skylights.
- The architect explained that the reason for the separated roofs was to bring in light, especially to the southern duplex.
- Architect Glen Murkett pioneered a louvered skylight with an external screening of louvers that were calculated to give solar access at certain times of the day. Other alternatives to increase solar access such as this could be considered rather than an uncharacteristic roof form.
- Review the two box gutters on the upper level and introduce an eave overhang.
- The landscaping treatment to the street is positive.

RECOMMENDATION

That the Panel advise its comments to the Director, Town Planning for consideration in the assessment of the development application.

3.4 5.30PM 5 WERAMBIE STREET, WOOLWICH

PROCEEDINGS IN BRIEF

Attendees Andrew Skulina and Anthony Gil, Anthony Gil Architects

- Since the last CAP meeting, a new geotechnical report has been provided.

MINUTES OF CONSERVATION ADVISORY PANEL

held 18 February 2026

- The house is an iconic heritage item and the concern was for the excavation beneath the item.
- Amended plans have also been provided.
- A sandstone base (cladding is acceptable) is preferable to a rendered masonry base.
- The change to timber cladding and the amendment to glazing on the boatshed is positive.
- The architect stated that a full indigenous cultural heritage report was deemed to be unnecessary and as such, an AHIMS search was conducted and the results incorporated into the amended Heritage Impact Statement.
- Excavation under such an important heritage item is a concern. Engineering assurance prior to approval is preferred.
- There is still a concern with the reduction of views to the water from the street through the carport and the bulky appearance of the carport.
- Details on how the poles and sandstone will be reused in the landscaping would be helpful.
- A formal request from Council for a full Aboriginal archaeology report will be sent.

RECOMMENDATION

That the Panel advise its comments to the Director, Town Planning for consideration in the assessment of the development application.

The meeting closed at 5.37pm.

ITEM NO	: 4.8
SUBJECT	: DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN FEBRUARY 2026
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: SARAH VALENTINE

Ref:820345

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period of February 2026.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

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.

REPORT

Type of Report	Delegated Authority	Inspection Date	20.01.26
Development Application No.	DA2024/0071-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Sam Darwich	Value	\$ 1,825,164
Premises	3 William Street, Henley	Landscaped Area	50%
Classification (BCA)	1a, 10, 10b	Date lodged	14.08.26
Assessing Officer	Shahram Mehdizadgan	Determination Date	30.01.26
Proposal	Alterations and additions to existing dwelling - s4.56 modifications - Re-orientation of swimming pool and addition of a spa, internal configuration changes and the addition of a lift		

Determination	Approval		
Type of Report	Delegated Authority	Inspection Date	21.01.26
Development Application No.	DA2024/0136-1	Zone	R2, SP2
Construction Certificate No.	N/A	Notification	Yes
Applicant	EPM Projects	Value	\$4,722,435
Premises	Marist Sisters' College 64 Woolwich Road, Woolwich	Landscaped Area	N/A
Classification (BCA)	9b	Date lodged	21.10.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	22.01.25
Proposal	Demolition of three (3) school buildings and ancillary structures, removal of trees, and remediation, embankment stabilisation works and stormwater service upgrades; and construction of external hardcourt play area - s4.55 (2) Modification - Modifications to the layout of the approved development including modification to finished floor levels of the hardcourt, modification of condition No.1 Part A and Condition No.50 of Part E		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	13.10.25
Development Application No.	DA2025/0068 - s8.2 Review	Zone	R3
Construction Certificate No.	N/A	Notification	Yes
Applicant	Timothy Echevarria	Value	\$1,360,000
Premises	15 Church Street, Hunters Hill	Landscaped Area	50.3%
Classification (BCA)	1a, 10a, 10b	Date lodged	12.09.25
Assessing Officer	Patrick Ogisi	Determination Date	13.01.26
Proposal	S8.2 Review - 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	Approval		

Type of Report	Delegated Authority	Inspection Date	19.10.25
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Development Application No.	DA2025/0222	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Andrew Salgo	Value	\$275,000
Premises	3 Lyndhurst Crescent Hunters Hill	Landscaped Area	53%
Classification (BCA)	1a, 10a, 10b	Date lodged	24.09.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	03.02.26
Proposal	Proposed Alterations and additions to existing dwelling, including alterations to the carport and deck, and new landscaping in the front yard		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	27/11/25
Development Application No.	DA20250258	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Castlepeake Consulting	Value	\$980,100
Premises	4A Gladesville Road, Hunters Hill	Landscaped Area	52%
Classification (BCA)	1a, 10a, 10b	Date lodged	19/11/25
Assessing Officer	Patrick Ogisi	Determination Date	23/01/26
Proposal	Partial demolition of existing dwelling. Construction of new roof and front extension with updated external finishes. Internal reconfiguration including new stair. Amendments to driveway, paving, and landscaping.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	N/A
Development Application No.	DA2017/1052-2	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Amanda Elboz	Value	N/A
Premises	22 Mount Street, Hunters Hill	Landscaped Area	51.9%
Classification (BCA)	10b	Date lodged	30.10.25

Assessing Officer	Shahram Mehdizadgan	Determination Date	09.02.26
Proposal	Proposed new fence and gate, tree removal, new retaining walls, access stairs, hardstand area and new deck - s4.55 Modification - deletion of condition No.7 of Part B which relates to stormwater		
Determination	Approval		

Development Application No.	DA 2026-0011	Zone	R2
Construction Certificate No.	CC *****/****	Notification	Yes
Applicant	Keith Brown	Value	N/A
Premises	17 Woolwich Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	27.01.2026
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	05.02.2026
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree, with the planting of one (1) replacement trees within the property		

Tree 1 – *Pinus halepensis* (Aleppo Pine)

- Mature specimen with low landscape value
- Trunk lean towards the street and power lines
- Evidence of root plate movement with Applicant reporting recent increase in ground level at base of trunk
- Potential spilt in lower trunk
- Application for tree removal 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>Pinus halepensis</i> (Aleppo Pine)	Front garden	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 front garden at property	25 litre	1	<i>Backhousia citriodora</i> (Lemon Myrtle) or <i>Banksia serrata</i> (Old Man Banksia)

Development Application No.	DA 2025-0129-Review	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	28.10.2025
Assessing Officer	Catriona Mackenzie	Determination Date	02.07.2025
Proposal	Removal of two (2) trees		
Determination	Refuse removal of two (2) trees		
Trees 1 & 2 – Fraxinus sp. (Ash species)			
<ul style="list-style-type: none"> • Mature specimens with moderate landscape significance • Good health • Insufficient evidence to justify removal or unnecessary tree root pruning on the grounds of damage caused by the trees to the sewer or stormwater infrastructure. • 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 2025-0202	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	James Tray	Value	N/A
Premises	2 James Street, Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	21.10.2025
Assessing Officer	Catriona Mackenzie	Determination Date	17.02.2026
Proposal	Pruning of three (3) trees and removal of one (1) tree		
Determination	Approve pruning of two (2) trees with Conditions imposed to limit the extent of the pruning works Refuse the pruning of one (1) tree and the removal of one (1) tree		
Tree 2 – Cinnamomum camphora (Camphor Laurel)			
<ul style="list-style-type: none"> • Mature specimen of high landscape significance • Good to fair health • Neither of the arborists or engineer's reports explore any other remedial treatments, risk mitigation measures, or construction methodologies that conclusively exclude any other alternative to tree removal. Any future report that considers removal of the tree should set out the facts upon which the author relies; the assumptions that they make with respect to those facts; and the conclusions that they draw from them. Where matters of fact are 			

asserted, including any statistical matters, appropriate reference bases should be provided for that.

Tree 4 – *Cinnamomum camphora* (Camphor Laurel)

- Mature specimen of high landscape significance
- Good to fair health
- The clearance observed between the top of the street light pole and the power lines to the dwelling, is sufficiently clear of the overhanging branches such that any conflict between the two is unlikely.
- The arborist report does not provide any pruning specifications to justify pruning of Tree 4. No pruning is illustrated in Photo 8, as claimed in the report. Pruning specifications are to be prepared in accordance with AS4373-2007 Pruning of amenity trees and are required for trees located on a property listed as a Heritage Item, as outlined under 2.3.6 of Part 2.3 of the Hunters Hill Development Control Plan.

Development Application No.	DA 2026-0010	Zone	R2
Construction Certificate No.	CC *****/****	Notification	Yes
Applicant	Kay Daskalopoulos	Value	N/A
Premises	20 The Point Road Woolwich	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	28.01.2026
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	18.02.2026
Proposal	Removal of two (2) trees		
Determination	Approve removal of two (2) trees, with the planting of two (2) replacement trees within the property		

Trees 1 & 2 – *Cupressus sempervirens* ‘Stricta’ (Pencil Pine)

- Early-mature specimens with low landscape value
- Partially suppressed by larger adjacent trees
- Thinning foliage on lower two thirds of crowns due to suppression
- Root systems likely contributing to retaining wall damage
- Application proposes tree removal due to retaining wall damage
- Modification of retaining wall to allow for tree retention not considered appropriate due to trees’ low quality and value
- Application for tree removal is **approved**
- Replacement planting is required to maintain the canopy cover in the suburb. Small replacement species required due to limited space at the property for new plantings

The following trees may be removed:

Trees 1 & 2	Location	Comments
<i>Cupressus sempervirens</i> ‘Stricta’ (Pencil Pine)	Rear garden	Growing in raised garden bed

The following replacement planting is required:

Location	Minimum container	No. of replacement	Replacement tree species

	size at purchase	plants required	
Within the rear garden at property	25 litre	2	<i>Magnolia cvs</i> (Magnolia cultivars) Or <i>Camellia cvs</i> (Camellia cultivars)

Type of Report	Delegated Authority	Inspection Date	23.08.25
Development Application No.	DA2025/0189	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Abdullah Moussa	Value	\$1,200,000
Premises	23 Lyndhurst Crescent Hunters Hill	Landscaped Area	60.18%
Classification (BCA)	1a, 10a, 10b	Date lodged	12.08.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	16.02.26
Proposal	Demolition of existing dwelling and construction of a new dwelling and associated landscaping works		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	17.02.26
Development Application No.	DA2021/1246-6	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Avedis Kalloghlian	Value	N/A
Premises	6 Sea Street, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	1a	Date lodged	24.12.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	19.02.26
Proposal	Alterations and additions to the existing residential dwelling - s4.55 Modification - Amend north facing balustrade to be dark tint on the low reflective glazing with dark metal handrails, and internal joinery amendment		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	19.12.25
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Development Application No.	DA2024/0064 Review-2	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Antonio Galati	Value	N/A
Premises	4a Margaret Street, Woolwich	Landscaped Area	42%
Classification (BCA)	1a, 10a, 10b	Date lodged	05.12.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	17.02.26
Proposal	Review of determination for construction of first floor addition and rear alfresco - s4.55 Modification - Minor Internal floorplan rearrangement, consequential window relocation amendments to suit, addition of roof skylights and replace flat roof with balcony terrace to first floor		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	19.12.25
Development Application No.	DA2025/0271	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Jane McClymont	Value	\$16,490
Premises	14A Paul Street Hunters Hill	Landscaped Area	N/A
Classification (BCA)	10a	Date lodged	05.12.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	23.02.26
Proposal	Demolition and removal of existing carport, installation of a flat roof carport		
Determination	Approval		

CONCLUSION

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>

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

There are no attachments to this report.

ITEM NO	: 4.9
SUBJECT	: REPORT OF LEGAL MATTERS - FEBRUARY 2026
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: SARAH VALENTINE

Ref:820346

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.

BACKGROUND

All planning legal matters that have not been finalized are reported on by Council's lawyers on a monthly basis.

REPORT

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

CONCLUSION

Refer to the attachment.

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

Hunter’s Hill Council
 Status Report
 February 2026

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
284504	s34AA - Hunter's Hill Council v Wei Li -LEC Proceedings No: 2026/00014482 - 5 Kareelah Road Hunters Hill	Samantha Frost/Stan Kondilios	<p>An appeal under section 8.7 of the Environmental Planning and Assessment Act 1979 against the deemed refusal by Hunters Hill Council of a development application for the demolition of the existing dwelling and the construction of a new dwelling with swimming pool and associated works at 5 Kareelah Road, Hunters Hill NSW 2110.</p> <p>DA No. DA20250259 lodged 25 November 2025.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Zoning is R2: Low Density Residential pursuant to the Hunter's Hill Local Environmental Plan 2012 (LEP). • Cost of development: \$3,454,793.93 • Height of Buildings standard: maximum of 8.5m. • The site is not considered Heritage, however is situated within the Hunters Hill 	21 January 2026	<ul style="list-style-type: none"> • Without Prejudice Meeting between the Applicant and the Council occurred on 19 February 2026 at 2.00pm at the Council's Chambers. • Prior to the First Directions Hearing, the parties submitted agreed Short Minutes of Order via Online Court seeking a s 34 Conciliation Conference/Hearing date. • The Court informed the parties that the proceedings cannot progress until the Applicant files and serves a complete Class 1 Application. • The Court ordered for the Applicant to file and serve a complete Class 1 Application by 9.00am on 26 February 2026. The Applicant did not comply. • We appeared at the First Directions Hearing on 26 February 2026 before Registrar Froh. • The Court ordered for the Applicant to file and serve a complete Class 1 Application by 27 February 2026. • The Court ordered for the proceedings to be dismissed at the next Directions Hearing if the Applicant does not file and serve a complete Class 1 Application by 27 February 2026. • The proceedings are listed for a Further Directions Hearing on 5 March 2026 at 10.30am. 	\$2,225.50

Hunter's Hill Council
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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date including GST
			Conservation Area No 2 - The Peninsula attracting a local significance.			
284505	s34AA - Hunter's Hill Council v Yu Sun and Wei Li - LEC Proceedings No: 2026/00021873 - 2 Pitt St, Hunters Hill NSW	Samantha Frost/Stan Kondilios	<p>This is an appeal under section 8.7 of the Environmental Planning and Assessment Act 1979 against the deemed refusal of Development Application DA20250263 by Hunters Hill Council. The development application relates to the demolition of the existing dwelling and the construction of a new detached two storey dwelling with a swimming pool at 2 Pitt Street, Hunters Hill NSW 2110.</p> <p>DA No: DA2025/0263 lodged 4 December 2025.</p> <p>From Council's Letter of Contentions dated 22 January 2026 we sight the main issues are</p> <ul style="list-style-type: none"> • Town planning • Arboriculture and Landscaping • Civil Engineering 	21 January 2026	<ul style="list-style-type: none"> • Mr Mark Adamson is briefed as the Council's Town Planning expert. • Mr Adamson has prepared the Council's draft Statement of Facts and Contentions. • Without Prejudice Meeting between the Applicant and the Council occurred on 19 February 2026 at 3.00pm at the Council's Chambers. • Prior to the First Directions Hearing, the parties submitted agreed Short Minutes of Order via Online Court seeking a s 34 Conciliation Conference/Hearing date. • The Court informed the parties that the proceedings cannot progress until the Applicant files and serves a complete Class 1 Application. • The Court ordered for the Applicant to file and serve a complete Class 1 Application by 9.00am on 26 February 2026. The Applicant did not comply. • We appeared at the First Directions Hearing on 26 February 2026 before Registrar Froh. • The Court ordered for the Applicant to file and serve a complete Class 1 Application by 27 February 2026. • The Court ordered for the proceedings to be dismissed at the next Directions Hearing if the Applicant does not file and serve a complete Class 1 Application by 27 February 2026. • The proceedings are listed for a Further Directions Hearing on 5 March 2026 at 10.30am. 	\$2,225.50
279596	General Advice Site Management Plans - Buffalo Creek Reserve & Boronia Park Reserve	Stan Kondilios		24 October 2025	<ul style="list-style-type: none"> • The matter after our advice now sits with the Council's expert and Council. 	\$880

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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST
472690	HCC – Kim & Kim– LEC 2025/00275620 – 38 Barons Crescent, Hunter’s Hill	Adam Seton/Alicia Foley	<p>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</p> <p>Issues are:</p> <p>Character of Hunters Hill under ZR2 Low Density including Planning, Building Height, Site Topography, Excessive Tree removal, Adverse Visual Impact, Public Interest and precedent</p>	29/7/25	<p>Deemed Refusal. Council issued correspondence to the Applicant identifying several issues with the development application recommending the application be withdrawn.</p> <p>Applicant commenced appeal in Land and Environment Court on 18 July 2025.</p> <p>Short Minutes of Order filed 8 August 2025 confirming conciliation conference and hearing listed for 18 and 19 December 2025 commencing 9.30am on site and returning to Land and Environment Court.</p> <p>Agreement has been reached with respect to these proceedings and currently finalising the agreement. These proceedings are adjourned to 11 March 2026 to provide the Court with an update.</p>	<p>\$14745.51</p> <p>\$1,680.00 (Expert fees)</p>

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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST
474499	HCC – 7/11 – LEC 2025/00396940 – 7-11 Ryde Road, Hunters Hill	Adam Seton/Alicia Foley	Class 1 Application-Modification Application DA2023/0164 (residential flat building with basement carpark) to reduce number of units & internal configurations Ppty: 7-11 Ryde Road, Hunters Hill	29/7/25	<p>These proceedings were listed for conciliation 27 January by teams. Agreement entered into between the parties and filed with the court 27 January 2026. Judgment handed down by the Court 10 February 2026.</p> <p><i>The Court orders that:</i></p> <ol style="list-style-type: none"> (1) Pursuant to s 4.55(8) of the Environmental Planning and Assessment Act 1979 (NSW), Modification Application DA2023/0164-1 for internal layout changes, adjustment of basement envelope and reduction in number of units from 12 to 9 with associated landscaping and stormwater works at 7-11 Ryde Road, Hunter's Hill, is determined by way of approval. (2) Development Consent No. DA2023/0164 is modified by the terms in Annexure A. (3) Development Consent No. DA2023/0164 as modified by the Court is Annexure B. <p>7/11 Hunters Hill Developers Pty Ltd v Hunter's Hill Council URL: https://www.caselaw.nsw.gov.au/decision/19c3f9f9c0870e3d7ef5132c</p>	\$8,530.13 \$1750.00 (Expert fees)
475960	HCC – Bayliss – LEC 2026/00019229 – 21 Le Vesinet Drive, Hunters Hill	Adam Seton/Alicia Foley	<p>Class 1 Application-Development Application No. DA 2025/0094 seeking consent for alterations and additions to an existing dwelling house on the land at 21 Le Vesinet Drive, Hunters Hill</p> <p>Issues are to be identified upon finalising Statement of Facts and Contentions.</p>	29/7/25	<p>Refusal.</p> <p>Applicant commenced appeal in Land and Environment Court on 15 January 2026.</p> <p>These proceedings are listed for directions hearing 27 March 2026. The Respondent is to file and serve its Statement of Facts and Contentions by 24 March 2026. The Applicant is to file and serve any statements of facts and contentions in reply by 7 April 2026.</p>	\$4,046.00

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CURRENT/PENDING MATTERS						
Our Ref	Matter Name	Acting Solicitor	Additional matter type details where relevant	Date File Opened	Description/Further investigation being conducted/Status/Forecast	Fees billed to date excluding GST
476611	HCC – Lanevick Pty Ltd – LEC 2026/00049998 – 14 Venus Street, Gladesville	Adam Seton/Alicia Foley	Class 1 Application - Development Application No. DA2025/0262 seeking consent for the demolition of existing structures and construction of an 8 storey residential flat building on the land at 14-16 Venus Street, Gladesville Issues are to be identified upon finalising Statement of Facts and Contentions.	29/7/25	Deemed Refusal. Applicant commenced appeal in Land and Environment Court on 5 February 2026. These proceedings are listed for conciliation conference 9 June 2026 . The Respondent is to file and serve its statement of facts and contentions by 10 March 2026 . The Applicant is to file and serve any statements of facts and contentions in reply by 24 March 2026 .	Nil

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CURRENT/PENDING MATTERS							
Our Ref	Matter Name	Acting Solicitor	Details/Description/Issues	Date filed	Summary of issues/investigate conducted/Status/Forecast	Fees billed to date excluding GST	Disbs billed to date excluding GST
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 Refused/Deemed Refusal Issues are: privacy and landscaping	8/11/2023	Warning letter drafted/ sent to owners (21/12/2023) Without prejudice on site meeting occurred on 4 March 2024. Matter resolved via agreement of applicant to in summary carry out works and lodge BIC. However, it appears agreement has not been complied with. Further warning letters sent. Meeting with owner and Council representatives held 8am on 28 November 2025 at Council chambers.	\$18,430.00	\$26.64
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110	Philip Brown	Refused/Deemed Refusal Issues are: planning, heritage, visual impact, traffic, contamination, marine ecology, marine archaeology, aboriginal cultural heritage, noise	15/04/2024	SOFAC filed Experts and Counsel have been engaged Objector parties joined as parties pursuant to statutory rights to be joined. S34 conciliation conference occurred on 19 September 2024 S34 conciliation conference has been adjourned to allow the parties to narrow the issue in dispute. Section 34 conference terminated. The matter was listed for a 10 day hearing commencing onsite at 9:30am on 4 September 2025 and concluding on 17 September 2025 . Leave was granted for the Applicant to rely upon the amended application on 8 May 2025. Additional amended material still forthcoming. Council's and the 2-11 th Respondent's Amended SOFAC filed 20 June 2025	\$257,184.70	\$677,357.54

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					<p>All evidence/ joint reports filed.</p> <p>The hearing concluded and judgment delivered.</p> <p>Council was successful. Appeal dismissed.</p> <p>https://www.caselaw.nsw.gov.au/decision/19b2ef05f2f3a461ce8de209</p> <p>Costs thrown away offers/ counter-offers ongoing.</p> <p>Notice of intention to appeal filed.</p>		
1290044	HHC ats Jerry Vanhua Lee - BIC Appeal - Class 1 Application LEC2025/163197 - 8 Salter Street, Huntleys Cove NSW 2111	Philip Brown	Refused/Deemed Refusal Issues are: planning, heritage and BCA non compliance, impact upon setting of heritage item	06/05/2025	<p>Hearing occurred on 25-26 September 2025 (heard together with DA proceedings no. LEC2025/163189).</p> <p>SOFAC in Reply filed.</p> <p>Town planner and heritage consultant briefed.</p> <p>Appeal dismissed on 21 November 2025.</p> <p>https://www.caselaw.nsw.gov.au/decision/19a9e47743abcd61891c77eb</p> <p>Further correspondence has occurred with the Applicant/ owner regarding compliance with original approval.</p>	\$38,792.40	\$26.39
1290033	HHC ats Jerry Vanhua Lee - DA20240233 Appeal - Class 1 Application LEC2025/163189 - 8 Salter Street, Huntleys Cove NSW 2111	Philip Brown	Refused/Deemed Refusal Issues are: Issues are: planning, heritage and BCA non compliance, impact upon setting of heritage item	06/05/2025	<p>Hearing occurred on 25-26 September 2025 (heard together with BIC proceedings no. LEC2025/163197).</p> <p>SOFAC filed and Objectors notified.</p> <p>Town planner and heritage consultant briefed.</p> <p>Appeal dismissed on 21 November 2025.</p> <p>https://www.caselaw.nsw.gov.au/decision/19a9e47743abcd61891c77eb</p> <p>Further correspondence has occurred with the Applicant/ owner regarding compliance with original approval.</p>	\$42,891.50	\$24,344.75

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1320539	HHC ats Coral Sea Estates Pty Ltd - Class 1 Application - DA2022/0114 - 39 Alexandra Street, Hunters Hill NSW	Philip Brown	<p>Refused/Deemed Refusal</p> <p>Issues are: heritage issues related to proposed removal of approved awning on heritage item (with associated issues related to Viva Energy Pipeline) and unlawful acoustic barrier (which may raise related noise issues)</p>	10/09/2025	<p>Town planner/ heritage consultant, engineer and noise consultant briefed.</p> <p>Council's SOFAC filed and objectors notified.</p> <p>Matter was listed for s 34 conference on 29 January 2026.</p> <p>Section 34 conference adjourned to 20 February 2025 allow without prejudice discussions to continue.</p> <p>Without prejudice meeting occurred with applicant and Viva Energy on 26 February 2026.</p> <p>S 34 conference adjourned to 16 March 2026.</p>	\$36,806.40	\$15,981.63